

**Basic Information  
Certification and Questionnaire**

Association's Name: Northfield Condominium Association  
Street Address: 1225 W. Prospect Rd.  
City, State & Zip: Fort Collins, CO 80526 County: Larimer  
Dues Cover: Water/sewer, trash, landscaping, snow removal, exterior maintenance, management, insurance  
Management Firm: All Property Services, Inc.  
Managing Agent: Julie McFadden  
Mgmt. Address: 155 N. College Ave., Suite 200 Fort Collins, CO 80524  
Phone #: (970) 224-4445  
Fax #: (970) 224-4488

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

**Financial Information:**

- 1) Dues per unit? \$ 114.00 per month [] per year [  ] per quarter [  ]
- 2) # Of Units Delinquent More Than One Month's Dues? 7
- 3) Total Amount Outstanding of Delinquent Dues? \$ 1,504.00
- 4) Transfer Fee: \$ 150.00
- 5) Reserve Fee: \$ 140.00 Transferable Between Buyer and Seller? Yes [] No [  ]
- 6) Special Assessment Pending? Yes [  ] No [] If yes, How much per unit? \$ \_\_\_\_\_
- 7) Association's Budgeted Yearly Revenue? \$ 136,905.37
- 8) Association's Budgeted Yearly Reserve? \$ 17,325.00
- 9) Separate Accounts For Operating and Reserve Accounts? Yes [] No [  ]
- 10) Association's Current Amount In Reserves? \$ 89,334.30
- 11) Financial Information given to Board monthly? Yes [] No [  ]
- 12) Is the project subject to a mandatory rental pool? Yes [  ] No []
- 13) Who handles the disbursement of HOA funds? HOA [  ] Mgmt. CO [] Both HOA and Mgmt. Co. [  ]

**This association's financials can be obtained by choosing "Financial Statements" under the Homeowners Section of the association's page.**

**Insurance Information:**

Amount of Fidelity Bond insurance for the management company is \$50,000. The carrier is Hartford Casualty.

**The association’s insurance information can be found by choosing “Insurance Policies” under the Homeowners Section of the association’s page.**

**Unit Information:**

Number of Phases: 4 Units per Phase: I-32, II-24, III-24, IV-16

Occupancy of Units:

	<u>Number of Units</u>	<u>Owner Occupied</u>	<u>Investor / Rental</u>
Number of Units in Project:	<u>96</u>	<u>                    </u>	<u>                    </u>
Number of Units Sold:	<u>96</u>	<u>42 (25 second homes)</u>	<u>54</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 []

If yes, please list:

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

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

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

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

**Project Questions:**

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

If No, anticipated completion date or explain: \_\_\_\_\_

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

If No, anticipated completion date or explain: \_\_\_\_\_

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

If No, anticipated completion date or explain: \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

23) Houseboat Project? Yes [  ] No []

If Yes, explain: \_\_\_\_\_

24) Timeshare Project? Yes [  ] No []

If Yes, explain: \_\_\_\_\_

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

26) Rental Desk? Yes [  ] No []

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

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

If Yes, explain: \_\_\_\_\_

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 []

If Yes, Year of Conversion: \_\_\_\_\_ Age of Building: \_\_\_\_\_

Original Use: \_\_\_\_\_

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

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 []

34) Pending Litigation? Yes [ ] No []

If Yes, Please Give Details of the Pending Litigation: \_\_\_\_\_  
\_\_\_\_\_

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

If No, Date The Association Was Turned Over to The Unit Owners: Month 5 Year 96

36) 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: \_\_\_\_\_

37) Commercial Sq. Ft.: 0

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

If Yes, explain: \_\_\_\_\_

39) 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? 60 Days. If No, Termination Penalty is: \$ 0

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 []

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

**As of: December 30, 2009**

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.