

FIFTH AND GILPIN, LTD.
500 Gilpin Street, Denver, CO 80218 and
1703 thru 1711 E. Fifth Avenue, Denver, CO 80218
PROJECT INFORMATION

- (1) Association Name: Fifth and Gilpin, Ltd.
- (2) Common Interest Community Name: Fifth and Gilpin, Ltd.
- (3) Property Physical Address: 500 Gilpin Street and 1703 thru 1711 E. Fifth Avenue, Denver, CO 80218
- (4) Property Type: Condominium Project – 6 Total Units – 1 Phase (no additional phases)
 - (a) Total units that are sold and closed - 6
- (5) Colorado Division of Real Estate Registration Number 25349.
- (6) Recording Information: Condominium Declaration recorded February 28, 1973 in Book 650 at page 659, The Articles of Incorporation were originally filed with the Secretary of State February 21, 1973 at roll #229 , page 1539.
- (7) Documents including but not limited to Bylaws, Articles of Incorporation and the Rules & Regulations are maintained in the form of a Binder at the Association's property management company (i.e. Association's place of business). Documents can also be obtained by visiting www.russwehner.com/hoa.php.
- (8) Monthly Homeowners Fee: Dues are \$242.00 per month plus gas (gas amounts vary each month and are posted monthly to each owner ledger). The Last dues increase was effective June 1, 2002.
- (9) The Associations Fiscal year begins January 1st.
- (10) Late fees are assessed on the 15th at \$25.00 monthly.
- (11) All Owners within the Association have First Right of Refusal, pursuant to Articles 30.2 and 30.3 of the Fifth & Gilpin, Ltd. Condominium Declaration.
- (12) Pets (Cats, dogs or other animals or birds or reptiles): No pets are allowed until written approval from the Board of Directors is obtained. See Rules and Regulations for more details.
- (13) Special Assessments: The last special assessment in the amount of \$1,200.00 per unit was assessed at the August 31, 2009 Annual Meeting to cover the projected operating account deficit for the remainder of 2009 due on or before September 30, 2009. Previous Special Assessments were \$600.00 per unit assessed at the July 26, 2007 Annual Meeting for operating deficit recuperation and at a Special Meeting held July 15th, 2004, for the completion of Repair to Sewer Line, Sprinkler Repairs, and Repair to West Side of Porch at 500 Gilpin Street.
- (14) Maintenance Fees: Water, Sewer, grounds and building maintenance are included in the Homeowners Dues.
- (15) Insurance: Call Agent to order Evidence or Certificate of Insurance – Ella Washington Agency, American Family Insurance, Phone #(303) 530-3444, Fax #(303) 527-4909.

- (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 1972.
- (18) The project is a conversion of an existing apartment building.
- (19) The project has no front desk, no daily maid service, no commercial property, 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.
- (23) Copies of any recorded documents such as the declarations, covenants, articles, etc., can be obtained from your title company.

WEHNER PROPERTY MANAGEMENT
FREDERICK W. INGRAHAM
PROPERTY MANAGER
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