

525* CONDOMINIUM ASSOCIATION, INC.

PROJECT INFORMATION SHEET

- (1) Association Name: The 525* Condominium Association, Inc.
- (2) Common Interest Community Name: 525* Condominiums
- (3) Property Physical Address: 525 Jackson Street, Denver, CO 80206
- (4) Property Type: Condominium Project – 25 Total Units – 1 Phase (No additional phases)
 - i. Total units that are sold and closed - 25
- (5) Colorado Division of Real Estate Registration Number 25340.
- (6) Recording Information: Amendment to Correct Typographical Error recorded at Denver County Clerk & Recorder August 13, 2008 at reception #2008112404, Amended and Restated Condominium Declaration recorded at the Denver County Clerk & Records office on June 12, 2000 at reception #2000081856, Declaration of Grants, Covenants, Conditions & Restrictions (the Original Declaration) recorded in Book 2947 at Page 554. Condominium Map recorded December 4, 1983 at Book C25, Page 41. Articles of Amendment to the Articles of Incorporation were filed with the Secretary of State on June 12, 2000 at Document #20001116943.
- (7) Documents including but not limited to the Bylaws, Declarations, 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 January 1st.
- (9) Monthly Homeowners Fee: Dues range from \$174.00 to \$273.00 per month plus fixed monthly utility payments for gas heat and common area electricity range from \$48.00 to \$76.00 for the year 2009 (utilities are reassessed annually) - Note: Electricity for each individual unit is in the name of the owner and paid by the owners separately. Last dues increase was effective 6/1/08.
- (10) Late fees are assessed on the 20th at \$20.00 per month.
- (11) Pending Special Assessments: None at this time.
- (12) The latest special assessment was for window replacement, billed to each unit based on the number and size of windows per unit. The assessment was effective December 1, 2009 and is due and payable on or before November 30, 2010. The assessment amounts range from \$1,072.56 to \$1,880.54. The previous special assessment was for Roof Replacement payable as follows: The Special Roof Assessment was due effective June 1, 2003 and payable no later than June 1, 2004. Monthly payments could be made, provided however, the balance was due and payable on or before June 1, 2004.
- (13) Utilities: Water and Sewer are included in the Homeowners Fee.
- (14) Insurance: Call Agent to order Evidence or Certificate of Insurance – HUB International Southwest Ins., Richard D. Carlson, agent, (303) 694-0940 or fax your request to Fax #(866) 801-6176 – e-mail www.hubinternational.com .

- (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 1983.
- (17) The project is a conversion of an existing apartment building, which took place in 1983.
- (18) The project has no front desk, no daily maid service, no commercial property, no first right of refusal, no right to "prior approve" future purchasers, no timeshare or cooperative units and no daily or weekly rental units.
- (19) Owner Use and Occupancy Regulations: The 525 Jackson Condominium community is subject to the Declaration for the 525* Condominiums which places certain restrictions on the use of the units within the community, including restrictions on the right of owners to rent their units, which requires written approval from the Board PRIOR to rental. Owners and purchasers are encouraged to review The Declarations, page 15, Section 6.11 and the Rules & Regulations updated and revised September 2011 and thereafter Adopted March 20, 2012, Section 4 to become familiar with rental restrictions and obligations imposed by the Declarations. Note: The current rental percentage is subject to change without written notification. Please contact the management company a current status. Governing documents can be obtained free of charge by visiting the website at www.russwehner.com.
- (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 to the best of our knowledge.

Wehner Property Management Co.
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