

THE RIVIERA CONDOMINIUM ASSOCIATION PROJECT INFORMATION

1. Association Name: The Riviera Condominium Association, Inc.
2. Common Interest Community Name: The Riviera Condominiums
3. Property Physical Address: 1175 Emerson Street, Denver, CO 80218
4. Property Type: Condominium Project – 36 Total Units – 1 Phase (No additional phases) - Total units that are sold and closed - 36
5. Colorado Division of Real Estate Association Registration Number 25343.
6. Recording Information: Declaration of Covenants, Conditions and Restrictions dated October 19, 1978 and recorded at the Denver County Clerk & Records office on November 13, 1978 in Book 1789 at Page 23, First Amendment to the Declaration dated February 28, 1980 and recorded at the Denver County Clerk & Records office on March 6, 1981 in Book 2334 at Page 433, The Articles of Incorporation were originally filed with the Secretary of State on October 25, 1978.
7. Documents including but not limited to the Bylaws, 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). Copies can be obtained free of charge at www.russwehner.com/hoa.php.
8. The Association's physical year begins January 1st.
9. Condominium Project – 36 Total Units – 1 Phase (No additional phases)
10. Monthly Homeowners Dues Assessments: The 2013 assessments and distributions were approved at the Board Meeting held February 12, 2013 and took effect April 1, 2013. Total Dues Assessments range from \$121.46 to \$243.11. Total Monthly Dues Assessment amounts include monthly Assessment Dues, Monthly Reserve Dues, and Monthly Utilities for common areas. Utility adjustments are based on the 2013 budgeted amount effective April 1st, 2013. Dues include trash removal and recycling, water, sewer, common area maintenance, exterior building maintenance including the roof.
Utilities: Gas, Water and Sewer are paid by monthly utility charges billed through the Association and assessed monthly to each owner. Unit electricity is billed and paid by the unit owner by separate billing from Xcel Energy.
11. Monthly Parking Space Rental - Parking spaces are **NOT** owned by individuals and are assigned by the Association's Board of Directors or their appointee on a first come first served basis. Please contact Kevin Logan at (303) 877-4517 for availability and to have your name added to the waiting list. Monthly parking fees range from \$20.00 to \$35.00 per space per month for parking space rental. **No** parking spaces will be carried over from seller to buyer as part of any closing.
12. Late fees: Payments are due on the 1st day of each month and a late fee equal to 1.5% of the unpaid assessment balance due will be assessed on any payment not RECEIVED by the 10th day of each month until paid.
13. Pending Special Assessments: None at this time. The last special assessment was assessed as a result of an emergency for damage to the elevator as a result of an electrical storm, effective August 11, 2009 and all due and payable on October 31, 2009, in the amount of \$150.00 per unit. Prior special assessment effective March 1, 2007 was for Installation of Evaporative Coolers in the amount of \$312.50 per unit. Payment in full was due on or before March 31, 2007.
14. A new rubber membrane roof was installed in May 2006.
15. Insurance: Call agent direct to order Evidence or Certificate of Insurance – Ella Washington, Agent, American Family Insurance, (303) 530-3444 or Fax request to (303) 527-4909.

16. Rental Restrictions: No unit in this project may be leased unless the lease is in writing, is submitted to the Board of Directors or their designated agent not less than five (5) days **prior** to the effective date of the lease and contains tenant compliance paragraph contained in 2nd amendment to the Bylaws on October 23, 1990 and recorded at the Denver County Clerk & Recorder's office October 26, 1990 at reception no. 90-0099405.
17. Document Copy & Review Procedures: As a result of Senate Bill 100 being signed into law on June 6, 2005, our procedure to obtain documentation and statements is as determined by the Association's management company as follows: All requests for documents and statements must be in writing and comply with Senate Bill 100 requirements. Document reviews or copies must be directed to the management company for the Association and be requested in writing on the management companies request form.
18. The Fees for Copies, Status Statements, Records Transfer Fees, etc. and ordering requirements, can be viewed on the website by going to www.russwehner.com/hoa.php. Please note that status statements, copies and completion of forms will not be processed until the corresponding PREPAID fee is received. Please allow 5 days for processing.
19. All common areas and facilities in the project are complete and not subject to additional phasing or annexation.
20. The Developer passed control to the Association in December, 1982.
21. The project is a conversion of an existing apartment building, which took place in 1978.
22. 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.
23. Title to the units are held in Fee Simple.
23. The owners have sole ownership interest in & the right to the use of project facilities & common areas.
24. The HOA is not subject to any mortgages, long-term debts, pending litigation, pending arbitration or mediation affecting the Association, nor outstanding penalties, attorney's fees, mechanics' liens, or other charges.
25. Domesticated dogs, cats or birds may be kept by an **Owner** in his or her Unit, subject to all animal ordinances and rules and regulations promulgated by the Association in regard thereto, and provided that they are not kept for any commercial purposes. Homeowners who rent their unit shall not allow their Tenants to have pets.
26. The Association adopted the Amended and Restated Rules & Regulations of the Association on November 14, 2005. A complete signed copy was mailed to all owners on November 29, 2005.
Copies of recorded documents such as the declarations, covenants, bylaws, articles, etc., can be obtained by going to www.russwehner.com/hoa.php, ordered from the Denver County Clerk & Recorder or from your title company.

Wehner Property Management
Frederick W. Ingraham, Property Manager
280 S. Madison Street, Denver, CO 80209
Phone #(303) 320-8517 Fax #(303) 393-9503