

Four Mile Village CONDOMINIUM Association
540 S. FOREST STREET
DENVER, CO 80246

PROJECT INFORMATION

- (1) Association Name: Four Mile Village Condominium Association, Inc.
- (2) Common Interest Community Name: Four Mile Village Condominiums
- (3) Property Physical Address: 540 S. Forest Street, Denver, CO 80246
- (4) Property Type: Condominium Project - 100 units - 7 Completed Phases (No additional phases) – Year Built: 1981
 - (a) Total units sold and closed - 100
 - (b) 7 Completed Phases (No additional Phases)
 - (c) Phase I was for Buildings One, Two, Three and Four - 10 units per building (40 units)
 - (d) Phase II was for Building Five - 10 units total
 - (e) Phase III was for Building Ten - 10 units total
 - (f) Phase IV was for Building Nine - 10 units total
 - (g) Phase V was for Building Seven - 10 units total
 - (h) Phase VI was for Building Six - 10 units total
 - (i) Phase VII was for Building Eight - 10 units total
- (5) The entire project consists of three separate Associations: *Four Mile Village Townhouse Association *Four Mile Village Recreational Association and *Four Mile Village Condominium Association. Townhouse and Condominium Homeowners automatically become members of the Recreational Association at the time they take title to a particular unit.
- (6) Date last unit completed was 1983.
- (7) Colorado Division of Real Estate Association Registration Number 7313.
- (8) FHA Certification: Condo ID/Submission D003307 (PA) - Expiration Date of approval December 20, 2019.
- (9) Recording Information: Four Mile Village Condominium Association, Amended Restated Declarations recorded on February 17, 2015 in Denver County at Reception #2015018679. The original declaration recorded in Denver County on April 27, 1982 at Book 2573, page 464, and thereafter, First Amendment to Declaration recorded September 15, 1982 at Book 2654, page 699, Second Amendment recorded March 10, 1983 at Book 2764, page 16, Third Amendment recorded March 29, 1983 at Book 2777, page 17, Fourth Amendment recorded May 20, 1983 at Book 2816, page 31, Fifth Amendment recorded June 1, 1983 at Book 2834, page 156, Sixth Amendment recorded August 6, 2010 at reception #2010087237.
- (10) Documents including but not limited to the 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 free of charge by going to www.russwehner.com.
- (11) Effective October, 2008, the Association's Fiscal and Budget year begin January 1st. Until July,2008, the Association's Fiscal year began June 1st and the Association's Budget year beginning January 1st.
- (12) Monthly Homeowners Fee: Total FMV Condominium Dues range from \$167.27 to \$256.39 per month (monthly dues amounts include monthly Assessment Dues and Reserve Dues) effective 1/1/14. Effective January 1, 2014 the Recreational Association dues are paid separately. Each Condominium owner is responsible for payment of the Recreational Dues payable to Four Mile Village Recreational Association separately. The last dues increase approved by the Board was approximately 10% effective January 1, 2012. The previous dues increase approved by the Board was a 25% dues increase was in 2007 effective January 1, 2008.
- (13) INITIAL (DEPOSIT) RESERVES: There was a working capital account, which was equal to two months dues for each unit and can be transferred to seller by buyer through closing. Seller must provide documentation to the title company/closing agent of their previous closing to show payment of said working capital in order to receive a credit from the Buyer upon sale. Any adjustment of the working capital documented by the seller is strictly between the buyer and seller through closing. There shall be no adjustment(s) whatsoever of said working capital reserve by The Association and The Association will not refund working capital.
- (14) Late fees are assessed on any payment not received by the 10th of each month at \$10.00 per month.
- (15) Pending Special Assessments: No additional at this time. (3rd of 5) Effective retroactive to 1/1/19, a special assessment of \$700.00 per unit was assessed for roof replacement and is due and payable on or before October 31, 2019. (2nd of 5) Effective January 18, 2018 a special assessment of \$700.00 per unit was assessed for roof replacement and is due and payable on or before October 31, 2018. (1st of 5) Effective January 1, 2017 a special assessment of \$500.00 per unit was assessed for roof replacement and was due and payable on or before October 31, 2017. Roof replacement has been completed on Buildings One, Four, Five, Six, Seven and Ten.

At the annual meeting held on December 15, 2016, the members approved a special assessment over a 5 year period for roof replacement collecting for 2 buildings per year. The first of the 5 assessments was effective 1/1/17. A special assessment was assessed on September 8, 2005 and was approved for \$200,000.00 to pay for remediation of mold in the crawl spaces beneath all ten condominium buildings. The approved assessment was \$2,000.00 per unit and due by April 1st, 2007. The remediation for this work was completed in all buildings and was only required on ground floor units with crawl spaces.

- (16) **PARKING ON RECREATIONAL AND CONDOMINIUM PROPERTY: Parking Permits Required:** Any vehicles parked on Four Mile Village Recreational and Four Mile Village Condominium Association streets or designated parking spaces without a prominently displayed permit hanging from the rear view mirror may be towed by Wyatts Towing at the expense of the vehicle owner without notice.
- (17) The monthly maintenance fee includes: water, sewer, trash removal, landscape maintenance, snow removal, exterior maintenance, budgeted reserve contributions and blanket insurance policy.
- (18) Amenities: The Condominiums do not contain recreational facilities. However, each of the unit owners at Four Mile Village Condominiums are members of and have the right to use facilities at the Four Mile Village Recreational Association, Inc. and are subject to and must abide by the terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Four Mile Village Recreational Association, Inc. as recorded. Recreation Amenities are a tennis court, a swimming pool, a clubhouse, and the common grounds around these elements. There are 50 common area, off-street, unassigned parking spaces.
- (19) Unit Rental: Owners must obtain **written** approval from the Board of Directors **prior to renting any unit.** The Four Mile Village Condominium Association is subject to the Declaration for the Four Mile Village 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. Owners and purchasers are encouraged to review such restrictions to become familiar with any and all restrictions and obligations imposed by those Declarations and other Governing Documents. Governing documents can be obtain free of charge by visiting the website at www.russwehner.com.)
- (20) Insurance: Colorado Insurors Service Inc., Mike Gallagher, Agent, Phone #(303) 789-1854 – Fax #(303) 762-0644 - Contact insurance agent direct concerning insurance questions or to order insurance certificates.
- (21) All common areas and facilities in the project are complete. No additional phasing or annexation is anticipated at this time and the project cannot be expanded beyond its current size.
- (22) The Developer passed control to the Association in December 1994.
- (23) The project was not a conversion of an existing building.
- (24) The project has no daily maid service, no commercial property, no first right of refusal, and no right to "prior approve" future purchasers.
- (25) The Association is not subject to any mortgages, long-term debts, pending arbitration or mediation affecting the Association, nor outstanding penalties, attorney's fees, mechanics' liens, or other charges.
- (26) Title to individual condominium units are held in Fee Simple, and there are no leased or commercial common areas.
- (27) The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- (28) Copies of any recorded documents such as the declarations and covenants can be obtained from your title company.

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