

Four Mile Village RECREATIONAL Association
540 S. Forest Street
Denver, CO 80246

PROJECT INFORMATION

- (1) Association Name: Four Mile Village Recreational Association, Inc.
- (2) Common Interest Community Name: Four Mile Village Recreational Association
- (3) Property Physical Address: 540 S. Forest Street, Denver, CO 80246
- (4) Property & Project Type: Recreational Area for owners of Four Mile Village Condominium Units and Four Mile Village Townhouses
Phase I (No additional phases)
 - (a) Total units sold and closed - N/A
 - (b) Note: The complete project consists of three separate Associations - (1) Four Mile Village Townhouse Association (2) Four Mile Village Recreational Association and (3) Four Mile Village Condominium Association
 - (c) Year Built - 1981
- (5) Colorado Division of Real Estate Association Registration Number 7312.
- (6) Recording Information: Four Mile Village Recreational Association, Inc., the declaration recorded in Denver County on April 27, 1982 at Book 2573, Page 435. 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).
- (7) Effective October, 2008, the Association's Fiscal and Budget years begin January 1st. Until July, 2008, the Association's Fiscal year began June 1st and the Association's Budget year began January 1st.
- (8) **Monthly Association Dues:** Effective January 1, 2019 the monthly dues per unit remain at \$82.17 per unit. The 2018 thru 2015 dues remained \$72.17. Effective January 1, 2014 each Condominium and Townhouse Owner began to pay the FMV Recreational Dues direct to the Association in addition to their regular Condominium or Townhouse Association Dues separate. Prior to 1/1/14 the dues were collected by and paid by Four Mile Village Condominium Association and Four Mile Village Townhouse Association monthly for the recreational fees due Four Mile Village Recreational Association. Effective January 1, 2014, Four Mile Village Recreational Association began collecting dues from each member separately. The 2014 monthly dues payment was \$72.17 per member.
- (9) **Pending Special Assessments:** None at this time.
- (10) **The monthly recreation fee purpose:** The assessments shall be used exclusively for the purposes of the maintenance, repair and upkeep of the Recreational Area.
- (11) **Amenities:** Recreation Amenities are a sport court/tennis court, a swimming pool, a clubhouse, and the common grounds around these elements. Parking in the common area, off-street, unassigned parking spaces is by permit only solely for the use of members. The Recreation amenities are solely for the use and enjoyment of the members (unit owners) of Four Mile Village Condominiums and Four Mile Village Townhouses.
- (12) **Insurance:** Colorado Insurors Service Inc., Mike Gallagher, Agent, Phone #(303) 789-1854 – Fax #(303) 762-0644 - Contact insurance agent direct concerning insurance questions.

- (13) **Parking Permits Required:** Effective August 1, 2017, any vehicles parked on Four Mile Village Recreational Association property without a prominently displayed permit hanging from the rear view mirror will be towed by Wyatts Towing at the expense of the vehicle owner without notice.
- (14) 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.
- (15) The Developer passed control to the Association in December 1984.
- (16) The project was not a conversion of an existing building.
- (17) The project has no daily maid service, no commercial property, no first right of refusal, no right to "prior approve" future purchasers.
- (18) The Association is not subject to any mortgages, long-term debts, pending lawsuits against the Association, nor outstanding penalties, attorney's fees, mechanics' liens, or other charges.
- (19) Title to the recreational area is held in Fee Simple, and there are no leased or commercial common areas.
- (20) The owners/members of Four Mile Village Condominiums and Four Mile Village Townhouses have sole ownership interest in and the right to the use of the project facilities and common areas.
- (21) Copies of recorded documents such as declarations and covenants can be obtained from your title company or can be obtained at www.russwehner.com.

ASSOCIATION MANAGEMENT COMPANY:

Wehner Property Management Company
280 S. Madison Street
Denver, CO 80209

Office: (303) 320-8517 Fax: (877) 575-2197

CONTACT:

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