

New Garfield Residences Homeowners Association  
302 thru 312 Garfield Street  
DENVER, CO 80206  
PROJECT INFORMATION

- (1) Association Name: New Garfield Residences H.O.A.
- (2) Common Interest Community Name: New Garfield Residences
- (3) Property Physical Address: 302 thru 312 Garfield Street, Denver, CO 80206
- (4) Property Type: Townhouse Project - 6 units - 1 Completed Phase (No additional phases) – Year Built: 1999 (a) Total units sold and closed - 6
- (b) 1 Completed Phases (No additional Phases)
- (5) The entire project consists of six residential townhouses including the common areas, parking areas, driveways, sidewalks and other related facilities for the benefit of a common building scheme.
- (6) Colorado Division of Real Estate Association Registration Number \_\_\_\_\_.
- (7) Recording Information: New Garfield Residences Mutual Easement Agreement and Declaration recorded on April 27, 2000 in Denver County at Reception #2000058632.
- (8) 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](http://www.russwehner.com).
- (9) The Association's Fiscal and Budget year begin January 1<sup>st</sup>.
- (10) Homeowners Fee: The annual assessments as determined by the Board and as allowed for in the Declaration and Colorado Statutes shall be due and payable in monthly installments due on the first day of each month. \$1,200.00 per unit per quarter. Unit 312 shares the water meter with the Association and pays water reimbursement to the Association monthly. Units 302 thru 310 each have individual water meters.
- (11) INITIAL (DEPOSIT) RESERVES: None: There was a working capital account, which was equal to three (3) monthly installments of the estimated annual assessment for each new owner who purchased from the Declarant. This payment only applied to the first sale or first lease by Declarant of each parcel.
- (12) Late Charge and Interest Imposed: A monthly assessment shall be past due and delinquent if not paid by the 30<sup>th</sup> day of each month. The Board shall assess a Late Charge of \$20.00 for that month's assessment and interest at 18% per annum on the outstanding or past due balance then due the Association.
- (13) Pending Special Assessments: None at this time
- (14) The annual assessment includes landscape maintenance and blanket insurance policy for common areas.
- (15) Master Insurance: Denver Agency Company, Hannah Muffly, Account Executive, Direct (720) 257-7953, email [hannah@denveragency.com](mailto:hannah@denveragency.com) Contact insurance agent direct concerning insurance questions or to order insurance certificates.
- (16) 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.
- (17) The Developer passed control to the Association in \_\_\_\_\_, \_\_\_\_\_.
- (18) The project was not a conversion of an existing building.
- (19) The project has no daily maid service, no commercial property, no first right of refusal, and no right to "prior approve" future purchasers.
- (20) 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.
- (21) Title to individual condominium units are held in Fee Simple, and there are no leased or commercial common areas.
- (22) The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- (23) Copies of any recorded documents such as the declarations and covenants can be obtained from your title company.

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