

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 – 24 Total Units – 1 Phase (No additional phases)
 - i. Total units that are sold and closed - 24
 - ii. Unit #107 was retained by the association and is a common element of the Association
- (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 & Recorders 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 \$182.00 to \$286.00 per month plus monthly reserve dues ranging from \$21.00 to \$33.00 per month plus fixed monthly utility payments for gas heat and common area electricity range from \$36.00 to \$56.00 effective 6/1/17. - Note: Electricity for each individual unit is in the name of the owner and paid by the owners separately.
- (10) Late fees are assessed on the 20th at \$20.00 per month or on any unpaid balance remaining per month.
- (11) Pending Special Assessments: A special assessment in the amount of \$31,329.23 for Boiler replacement and attic insulation has been approved. The assessment is effective 1/1/2020 due on or before 12/31/2020. Payments per unit are based on the allocated interest contained in the declaration and range from \$1,021.33 to \$1610.32 per unit.
- (12) A prior special assessment in the amount of \$25,000.00 for Lighting & Hallway Repairs and Painting. The Assessment was effective 1/1/18 due on or before 12/31/18. Payments per unit are based on the allocated interest contained in the declaration and range from \$67.92 to \$107.08 per unit.

A prior special assessment for Building Tuck Pointing in the amount of \$18,400.00 was effective 9/1/15 and due by 12/31/15. \$10,000.00 was paid from the Association's reserves and the balance of \$8,400.00 assessed to each unit in amounts that range from \$274.00 to \$432.00 as provided under the existing declaration.

A prior special assessment in the amount of \$33,044.00 for Main Water Supply Line and substitute Water Tap Installation effective September 1, 2012 and was due by October 1, 2013. One half is paid from the Association's reserves and one half is assessed to each unit in amounts that range from \$538.62 to \$849.23 as provided under the existing declaration. A prior 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 was due and payable on or before November 30, 2010. The assessment amounts ranged from \$1,072.56 to \$1,880.54. A prior special assessment was for Roof Replacement was due effective June 1, 2003 and payable no later than June 1, 2004.

(13) Utilities: Water and Sewer are included in the Homeowners Fee.

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(14) Insurance: Call Agent to order Evidence or Certificate of Insurance – American Family Insurance, Ella Washington Agency, Courtney Berry, agent (303) 530-3444 or fax your request to Fax #(855) 892-9539 – e-mail – cberry@amfam.com and Boiler Machinery Policy through HUB International Insurance, Martha Pompeo through Traverlers Insurance, (303) 291-2007, emailmartha.pompeo@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. The original building was built in 1946.

(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 for 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. Included in these common areas is Unit #107 which is a restricted common element, which, was initially set up to accommodate the resident manager.

(22) The HOA is not subject to any pending lawsuits or outstanding penalties, attorney’s fees, mechanics’ liens, or other charges at this time, to the best of our knowledge.

Wehner Property Management Co.
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