

The MADISON HILL CONDOMINIUMS Association
200 N. Madison Street, & 3505-3537 E. 2nd Ave
DENVER, CO 80206

PROJECT INFORMATION

- (1) Association Name: The Madison Hill Condominiums Association
- (2) Common Interest Community Name: The Madison Hill Condominiums
- (3) Property Physical Address: 200 thru 230 N. Madison Street & 3505 thru 3537 E. 2nd Avenue, Denver, CO 80206
- (4) Property Type: Condominium Project - 22 units - 1 Completed Phase (No additional phases) – Year Built: 1984
 - (a) Total units sold and closed - 22
 - (b) 1 Completed Phases (No additional Phases)
- (5) Recording Information: The Madison Hill Condominiums Association, Declarations recorded on November 7, 1984 in Denver County at Reception #039786.
- (6) 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.
- (7) The Association's Fiscal and Budget year begin January 1st and end December 31st.
- (8) Monthly Homeowners Fee: Total Condominium Dues range from \$376.76 to \$643.85 per month. The last dues increase approved by the Board was effective March 4, 2021.
- (9) 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.
- (10) Late fees are assessed on any payment not received by the 10th of each month at \$20.00 per month.
- (11) Pending Special Assessments: None currently. A special assessment of \$80,000.00 for the exterior painting was approved by Owners at the March 4, 2021 Owners meeting. Previous special assessment: A roof and window replacement assessment for hail damage was assessed in May 2017 in the amount of \$60,000.00. Said assessments were assessed to each unit based on the undivided interest in the common elements appurtenant to each condominium unit as provided under the Declarations.
- (12) The monthly maintenance fee includes water, sewer, trash removal, landscape maintenance, snow removal, exterior maintenance, and blanket insurance policy.
- (13) Insurance: State Farm Insurance, Jack V. Downing Ins Agency Inc., Agent, Phone #(303) 825-6633 – Fax #(303) 825-6836 email: Attn: Jodi L. Vinterella jodi.l.vinterella.i4hs@statefarm.com - Contact insurance agent direct concerning insurance questions or to order insurance certificates.
- (14) All common areas and facilities in the project are complete. No additional phasing or annexation anticipated at this time and the project cannot be expanded beyond its current size.
- (15) The Developer passed control to the Association in approximately 1985.
- (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, and no right to "prior approve" future purchasers.
- (18) 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. Title to individual condominium units are held in Fee Simple, and there are no leased or commercial common areas. The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- (19) Copies of any recorded documents such as the declarations and covenants can be obtained from your title company.

Wehner Property Management Company
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