

THE CATALONIAN AT CHERRY CREEK NORTH
180 COOK STREET, DENVER, CO 80206
PROJECT INFORMATION

- 1) Association Name: The Catalonian at Cherry Creek North Condominium Association Inc.
- 2) Common Interest Community Name: The Catalonian at Cherry Creek North Condominiums
- 3) Property Physical Address: 180 Cook Street, Denver, CO 80206
- 4) Condominium Project – 42 Total Units – 1 Phase (No additional phases)
- 5) Number of units sold and closed - 42
- 6) Colorado Division of Real Estate Association Registration Number 25351.
- 7) Recording Information: Declaration of Covenants, Conditions and Restrictions recorded at the Denver County Clerk & Records office on December 30, 1998 at reception #9800219934. The Articles of Incorporation were originally filed with the Secretary of State on March 25, 1998 at Document #19981056683. The First Amendment to the Condominium Declaration was recorded at the Denver County Clerk & Records office on April 3, 2007 at reception #2007052958. The Second Amendment to the Condominium Declaration was recorded July 18, 2013 at reception #2013105185.
- 8) Documents including but not limited to the Bylaws, 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).
- 9) FHA Certification: Condo ID/Submission #D002970 001 – Expiration Date of Approval was February 12, 2021. HOA has submitted new submission for FHA Approval.
- 10) The Association's physical year begins January 1st.
- 11) Monthly Homeowner Fees: Dues range from \$203.89 to \$721.47 per month, **plus** monthly reserve payments ranging from \$33.37 to \$118.07, **plus** \$38.90 per month for Cable TV fee. The last dues increase was effective May 1, 2021. The last change in Cable TV fees was May 1, 2021 from \$33.00 to \$38.90 per month.
- 12) Late fees are \$25.00 per month assessed on any payment not received by the 15th day of each month.
- 13) Special Assessments: The last special assessment was assessed effective May 1, 2021 in the amount of \$50,000.00 to increase the current reserves. The amount assessed to each unit ranges from \$650.00 to \$2,300.00. Payment of the assessment can be made monthly with the balance to be paid in full on or before May 31, 2021. A late fee in the amount of \$25.00 per month will be assessed on any unpaid portion of the assessment if not paid in full on or before May 31, 2021.
- 14) Any adjustment of the working capital documented by the seller is strictly between the buyer and seller at closing. *** There shall be no adjustment(s) whatsoever of said working capital reserve by The Association and The Association will not refund working capital.
- 15) Utilities: Water, Sewer and trash removal are included in the Homeowners Fee.
- 16) Insurance: Contact insurance agent direct to order Evidence or Certificate of Insurance – Denver Agency Company, Hannah Muffly, hannah@denveragency.com ,(303) 892-6900.

- 17) All common areas and facilities in the project are complete and not subject to additional phasing or annexation.
- 18) The Developer passed control to the Association in March/April 1999.
- 19) The project is a conversion of an existing office building, which took place in 1998/1999. According to Denver County Assessor originally built in 1971.
- 20) The property is zoned B1 (business), the property is not a PUD.
- 21) 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.
- 22) Title to the units are held in Fee Simple.
- 23) Parking spaces are deeded use. Contact your title company for legal description and specific parking space number(s).
- 24) All move ins/move outs must be scheduled 7 days prior to any move with the Property Management Company. There is a \$400.00 Damage Deposit, payable to the Association and refundable as long as there is no damage to the building, elevators, etc., all areas are left clean, and the elevator key has been returned. Contractors for any moves or work to be done must provide indemnity insurance prior to moves or work.
- 25) The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- 26) The Association is not subject to any mortgages, long-term debts, pending litigation, pending arbitration or mediation affecting the Association nor outstanding penalties, attorney's fees, mechanics' liens, or other charges.
- 27) Rental Units: Not more than 30% of the total units within the Community can be leased at any one time. Owners desiring to lease their units may do so only if they have applied for and received from the Association either a "Leasing Permit" or a "Hardship Leasing Permit". Please review recorded 1st Amendment to the Declarations recorded April 3, 2007 at Reception #2007052958 for additional information.
- 28) Any copies of recorded documents such as the declarations, covenants, bylaws, etc., can be obtained from your title company or go to www.russwehner.com/hoa.php

Wehner Property Management Company
Les Eben, Property Manager
Robert Wehner, Property Manager
280 S. Madison Street, Denver, CO 80209
Phone #(303) 320-8517 Fax #(877) 575-2197
les@russwehner.com
robert@russwehner.com