



CHERRY HILLS III CONDOMINIUM CORPORATION

To Whom It May Concern:

Enclosed is our standard Information Letter for CHERRY HILLS III CONDOMINIUM CORPORATION. This form has all the information that is normally requested. We provide this form free of charge. The warrantability for FHA, VA, FNMA, FHLMC, CONV loans are dependent on each individual lender underwriting requirements.

If additional information is requested or you need your own form filled out, there will be a \$100.00 charge for this service. Please let us know if additional information is needed.

Sincerely,

Janelle Maninger.

Association Business Manager
Westwind Management Group, Inc.

15150 EAST ILIFF AVENUE
Ph (303) 369.1800

AURORA, CO 80014
Fax (303) 369.0007

www.westwindmanagement.com

CHERRY HILLS III CONDOMINIUM CORPORATION
INFORMATION LETTER

1. Community Name: **CHERRY HILLS III CONDOMINIUM CORPORATION**
Address: _____
2. Total number of homes in the Community: **185 residential homes and 1 on-site residence.**
3. Total number of homes sold and closed: **185**
4. Sold but not closed: **0**
5. Total number of homes within Community occupied as:
Owner Occupied principal or 2nd home (11/11): **178**
Investment/rental: **7**
6. Does any one person own more than 10% of the homes? **No (11/11)**
7. Is ownership in the Community fee-simple? **Yes - (not leasehold)**
8. Do the Community's recorded legal documents allow the Community to be expanded by additional phases or homes not yet constructed? **No**
9. How many stories are in the Community? **1 and 2 story homes**
10. Are the homes, common areas and facilities completed? **Yes**
11. What amenities are included in the common areas? **Very conscientious on-site office manager and on-site manager, beautiful gated community with gate attendants, professional community association management, huge clubhouse with a party room and full kitchen, outdoor seasonal pool, interior Jacuzzi, sauna, tennis courts, meandering lakes and streams, mature landscape, overflow parking lot and lots of great neighbors.**
12. Is the Community a conversion of a building? **No**
13. Is the control of the Owner's Association turned over to the unit purchasers? **Yes - Year of transfer: 04/76**
14. Is there more than one association for the Community? (Such as what is called Master or Umbrella Association). **No**
15. Is there a management company? **Yes!**
WESTWIND MANAGEMENT GROUP, INC.
15150 E ILIFF AVE., AURORA, CO 80014
303-369-1800 FAX: 303-369-0007
16. Amount of monthly association fee: **Varies based on size and location**
17. All fees are paid **monthly**. Special Assessments? **No**

18. Affidavit & Ownership Conveyance Fee: **\$175.00 (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**
19. Working Capital: **\$-0- None**
20. Phases: **Two**
21. Is the Association involved in any litigation? **No**
22. Insurance: **Stailey Insurance 303-759-2796**
23. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$464,672.00 (08/11)**
24. Does the Association permit weekly or daily rentals? **No**
25. **1** homeowner is more than 30 days delinquent **totaling \$4620.24 as of 08/11**
26. Is this community FHA approved? **Yes, FHA# D006309 – approved through 11/22/12**

I hereby certify that the questionnaire has been answered by management to the best of our knowledge and without independent verification.

Candice TerHark

Candice TerHark
Authorized Representative

303-369-1800 Ext. 106
Phone

11/04/11