



CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION

To Whom it May Concern:

Enclosed is our standard Information Letter for CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION. 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 is 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,

*Chris Herron*

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](http://www.westwindmanagement.com)

CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION  
INFORMATION LETTER

1. Project Name: **CHERRY CLUB COUNTRY CLUB MASTER ASSOCIATION**  
Address: \_\_\_\_\_
2. Total number of units in the project: **234 ALLOCATED INTERESTS**
3. Total number of units sold and closed: **N/A-MASTER ASSOCIATION**
4. Sold but not closed: **N/A**
5. Total number of units within project occupied as: **N/A**  
Owner Occupied principal  
Investment/rental:
6. Does any one person own more than one unit? **N/A**
7. Is ownership in the project fee-simple? **YES - (not leasehold)**
8. Do the projects recorded legal documents allow the project to be expanded by additional phases or units not yet constructed? **YES**
9. How many stories are in the project? **VARIES**
10. Are the units, common areas and facilities completed? **COMMON AREAS ARE COMPLETED**
11. What amenities are included in the common areas? **ACCESS GATE, GREENBELTS**
12. Is the project a conversion of a building? **NO**
13. Is the control of the Owner's Association turned over to the unit purchasers? **NO**
14. Is there more than one association for the project? (Such as what is called Master or Umbrella Association) **YES**
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: **\$145.00 as of 1/1/10**
17. All fees are paid monthly. Special Assessments? **None**
18. Transfer fee: **\$175.00 (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**

19. Any litigation against the Association? **NO**
20. Insurance: **COMMON PROPERTY / LIABILITY ONLY**
21. Does the Association permit weekly or daily rentals? **NO**
22. Is there a working capital amount collected from the buyer at closing? **YES (2 times the monthly maintenance fee) \$290.00 as of 1/1/10**
23. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$99,454.00 as of 5/10**

I hereby certify that the above information is true and correct to the best of my knowledge and belief and without independent verification.

*Candice TerHark*

**Candice TerHark**  
Authorized Representative

**303-369-1800 Ext. 106**  
Phone

7/28/10