



ESTATE AT LONE TREE HOMEOWNER'S ASSOCIATION, INC. a/k/a
HERITAGE ESTATES

To Whom it May Concern:

Enclosed is our standard Information Letter for ESTATE AT LONE TREE HOMEOWNER'S 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

THE ESTATE AT LONE TREE HOMEOWNER'S ASSOCIATION, INC. a/k/a
HERITAGE ESTATES
INFORMATION LETTER

1. Community Name: **The Estate at Lone Tree Homeowners' Association, Inc. a/k/a Heritage Estates**
Address:
2. Total number of homes in the community: **138**
3. Total number of homes sold and closed: **138**
4. Sold but not closed: **n/a**
5. Total number of homes within community occupied as:
Owner Occupied / 2nd home principal (10/11): **130**
Investment/rental: **8**
6. Does any one person own more than 10 % of the homes? **No (10/11)**
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? **Varies**
10. Are the homes, common areas and facilities completed? **Yes**
11. What amenities are included in the common areas? **1 Pool, Clubhouse, open space, gated entry, tennis courts**
12. Is the community a conversion of a building? **NO**
13. Is the control of the Owner's Association turned over to the home purchasers? **Yes**
Date of transfer: **2006**
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 quarterly association fee: **\$641.75 (as of 1/1/12)**
17. All fees are paid **quarterly**. Special Assessments? **None**
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: **Two months of maintenance fees, \$427.82 (as of 1/1/12)**
20. Filings: **Approximately 8**
21. Any litigation against the Association? **The Estate at Lone Tree Homeowners' Association is involved in litigation with a homeowner regarding Real Estate Open House Guidelines and signage. Such litigation has also caused a claim against the Association's Director's and Officer's insurance policy.**
22. Insurance company: **Anderson-Ban 303.814.3558 (Liability only)**
23. Does the Association permit weekly or daily rentals? **No**
24. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$80,164.00 as of 8/11**
25. **6** homeowners are more than 30 days or more delinquent, totaling **\$11,332.00 as of 8/11**

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 X106
Phone

11/1/11