



HIDDEN RIVER MASTER HOMEOWNER'S ASSOCIATION, INC.

To Whom it May Concern:

Enclosed is our standard Information Letter for HIDDEN RIVER MASTER HOMEOWNER'S ASSOCIATION, INC. 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,

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

HIDDEN RIVER MASTER HOMEOWNER'S ASSOCIATION  
INFORMATION LETTER

1. Project Name: **HIDDEN RIVER MASTER HOMEOWNER'S ASSOCIATION**  
Address: \_\_\_\_\_
2. Total number of units in the project: **273**
3. Total number of units sold and closed: **273**
4. Sold but not closed: **0**
5. Total number of units within project occupied as:  
Owner Occupied principal (7/10): **256**  
Investment/rental: **17**
6. Does any one person own more than 10% of the homes? **NO 7/10**
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? **NO**
9. How many stories are in the project? **Varies**
10. Are the units, common areas and facilities completed? **YES**
11. What amenities are included in the common areas? **Four tennis courts, pool, clubhouse, playground & greenbelt**
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? **YES - Date of transfer: 6/93**
14. Is there more than one association for the project? (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: **\$57.00**
17. All fees are paid monthly. Special Assessments? **NONE**
18. Transfer fee: **\$175.00 (\$225.00 if needed within 72 hours or if the account is over 30 days delinquent)**
19. Working Capital: **\$171.00**

20. Phases: **3**
21. Any litigation against the Association? **NO**
22. Insurance: **HRH Insurance 303-756-7755 (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? **\$366,787.00 as of 6/10**
25. **4** homeowners are more than 30 days or more delinquent, totaling **\$2,721.00 as of 6/10**

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

7/28/10