



## OTERO RIDGE CONDOMINIUM ASSOCIATION

To Whom it May Concern:

Enclosed is our standard Information Letter for OTERO RIDGE CONDOMINIUM 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,

*Jessica Hanson,*

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)

OTERO RIDGE CONDOMINIUM ASSOCIATION, INC.  
INFORMATION LETTER

1. Community Name: **OTERO RIDGE CONDOMINIUM ASSOCIATION**  
Address: \_\_\_\_\_
2. Total number of homes in the Community: **150**
3. Total number of homes sold and closed: **150**
4. Sold but not closed: **0**
5. Total number of homes within the Community occupied as:  
Owner Occupied principal (7/10): **97**  
Investment/rental: **53**
6. Does any one person own more than 10% of the homes? **NO (7/10)**
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? **2-3 story buildings**
10. Are the homes, common areas and facilities completed? **YES**
11. What amenities are included in the common areas? **Pool, Clubhouse and Fitness Room.**
12. Is the project a conversion? **YES, from Apartments**
13. Is the control of the Owner's Association turned over to the home purchasers? **YES**  
**- Date of transfer: 2002**
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. Homes with carports pay an additional monthly fee of \$6.00**
17. All fees are paid monthly. Special Assessments? **None at this time**
18. Transfer fee: **\$175.00 (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**

19. Working Capital: **Two times the monthly maintenance fee**
20. Phases: **1**
21. Any litigation against the Association? **NO**
22. Insurance: **Van Gilder - 303.837.8500**
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? **\$432,738.00 as of 4/10**
25. **12** homeowners are more than 30 days or more delinquent, totaling **\$28,884.00 as of 4/10**

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