



PARK HILL VILLAGE CONDOMINIUM ASSOCIATION

To Whom It May Concern:

Enclosed is our standard Information Letter for PARK HILL VILLAGE 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)

PARK HILL VILLAGE CONDOMINIUM ASSOCIATION  
INFORMATION LETTER

1. Community Name: **PARK HILL VILLAGE CONDOMINIUM ASSOCIATION**
  
2. Total number of completed homes in the community: **120**  
**Note - 24 homes identified as developer owned are part of phase 6, building 5, which has not yet been constructed. These homes are not included in the figure of 120 completed homes.**
  
3. Total number of homes sold and closed: **120**
  
4. Sold but not closed: **-?-**
  
5. Total number of homes within community occupied as:  
Owner Occupied / 2<sup>nd</sup> home (12/11): **84**  
Investment/rental: **36**
  
6. Does any one person own more than 10% of the homes? **No – 12/11**
  
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? **A possible one phase may be included in the community and the five phases have been recorded. Additional homes will be constructed.**
  
9. How many stories are in the community? **Three**
  
10. Are the homes, common areas and facilities completed?  
**Facilities have been completed. Homes and common areas are still under construction primarily consisting of landscaping and phase 6.**
  
11. What amenities are included in the common areas? **Pool, Clubhouse and a fitness room are included in the Park Hill Neighborhood Association**
  
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, 8/11/08.**
  
14. Is there more than one association for the community? (Such as what is called Master or Umbrella Association) **Yes, this home is also a part of the Park Hill Neighborhood Association. Please also obtain the Questionnaire/Information letter for that community as well.**
  
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: **\$112.00 + \$9.00 garage (if applicable)**
17. All fees are paid Monthly. Special Assessments? **None at this time**
18. Affidavit & Ownership Conveyance fee: **\$175.00 per association, (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**
19. Working Capital: **\$224.00 (collected from the buyer, not to be refunded to the seller)**
20. Phases: **Five (as of 12/11)**
21. Any legal actions in the Community? **The Park Hill Condominium, Neighborhood and Townhome Associations have retained an attorney to pursue possible construction related issues. If you have questions pertaining to the investigation of these issues, please contact the Association Business Manager, Jessica Hanson, 303.369.1800 Ext 111 for further information.**
22. Insurance: **Van Gilder – 303.837.8500**
23. Does the Association permit weekly or daily rentals? **No**
24. **11** Owners are over 30 days delinquent totaling **\$45,860.00** as of **10/11**.
25. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$165,634.00 as of 10/11**.
26. What units are designated as Affordable Housing Units (specific information may be found in the Declarations): **119, 121, 124, 203, 211, 224, 309, 311, 312, 321, 403, 409, 411, 419, 424 and 611**

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

12/21/11