



PARK HILL NEIGHBORHOOD ASSOCIATION

To Whom It May Concern:

Enclosed is our standard Information Letter for PARK HILL NEIGHBORHOOD 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 Hansen*

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 NEIGHBORHOOD ASSOCIATION  
INFORMATION LETTER

1. Community Name: **PARK HILL NEIGHBORHOOD ASSOCIATION**
2. Total number of homes in the community: **222 (74 of those homes are currently owned by the developer as of 03/10)**
3. Total number of homes sold and closed: **148**
4. Sold but not closed: **Please see sub-associations**
5. Total number of homes within community occupied as:  
Owner Occupied / 2<sup>nd</sup> home (07/10): **101**  
Investment/rental: **47**
6. Does any one person own more than 10% of the homes? **NO – 07/10**
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? **A possible two phases may be included in the community and the first phase has been recorded. Additional homes will be constructed.**
9. How many stories are in the community? **N/A – Master association with one story clubhouse.**
10. Are the homes, common areas and facilities completed? **The facilities are complete. The common areas that are still under construction consist primarily of landscaping. The Master Association has no homes within this association.**
11. What amenities are included in the common areas? **Pool, Clubhouse and a fitness room**
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, as of 8/11/08**
14. Is there more than one association for the community? (Such as what is called Master or Umbrella Association) **This is the Master Association with two sub-associations that include Park Hill Village Condominium and the Park Hill Village Townhome Association. Please also obtain the Questionnaire/Information letter for the Condominium or Townhome 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: **\$91.00**
17. All fees are paid Monthly. Special Assessments? **None at this time**
18. Transfer fee: **\$175.00 per association (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**
19. Working Capital: **\$182.00 (collected from the buyer, not to be refunded to the seller)**
20. Any litigation against the Association? **No**
21. Insurance: **Van Gilder – 303.837.8500**
22. Does the Association permit weekly or daily rentals? **NO**
23. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$57,017.00 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

07/30/10