



Cherry Creek HOA Professionals, LLC

PUD Statement (HOA Questionnaire)

This is our standard HOA Questionnaire and is provided free of charge by the Association. It should provide information typically required by mortgage companies. Should you require additional written information, we will be happy to provide it on your form for a \$25 administrative fee.

Property Name: **Cherry Creek Pointe Townhouse Association**
14901 E Hampden Ave Suite 120
Aurora, CO 80014
(303) 693-2118 Fax (303) 693-8803

1. Total number of units in the project: **75**
2. Total number of units sold and closed: **75**
3. Sold but not closed: **0**
4. Total number of units within project occupied as:
Owner Occupied principal: **61**
Investment/rental: **14**
5. Does any one person own more than one unit? **NO**
6. Is ownership in the project fee-simple? **YES - (not leasehold)**
7. Do the projects recorded legal documents allow the project to be expanded by additional phases or units not yet constructed? **NO**
8. How many stories are in the project? **2**
9. Are the units, common areas and facilities completed? **YES**
10. What amenities are included in the common areas? **None.**
11. Is the project a conversion of a building? **NO**
12. Is the control of the Owner's Association turned over to the unit purchasers?
YES - Date of transfer: 2002
13. Is there more than one association for the project? (Such as what is called Master or Umbrella Association) **NO**
14. Are there "FOR SALE" sign restrictions? **YES - one standard sign in window.**
15. Who is the contact for insurance information? **Travelers (Peliton Insurance)**
(303) 771-1800.
16. Is there any pending litigation? **NO**
17. Is there a transfer fee? **YES - \$125.**
18. What are the annual dues? Any anticipated increases? Any special assessments? **Monthly installments \$160. No Working Capital deposits.**
19. What is included in dues? **Irrigation Water, common area and building exterior insurance, security lighting, landscaping, exterior repairs, snow removal, trash removal.**
20. Is the project professionally managed? **YES - Cherry Creek HOA Professionals (303) 693-2118 - Dave Kinney or Denise Kinney**

Updated 1/18/10