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Dear Homeowner

January 15, 2019

The Colorado Common Interest Ownership Act now requires common interest associations to disclose certain information to their members within 90 days after the end of the fiscal year. The following information is available at the office of the Association during regular business hours or may be viewed on-line at <http://charterwoodestates.com>.

Annual Association Disclosure - Year 2018

The Name of the association is: THE CHARTERWOOD AT LAKEWOOD ESTATES ASSOCIATION, INC.

The association's Designate Agent and its Management Company is:

WESTERN STATES PROPERTY SERVICES, INC.
9145 E. KENYON AVENUE, SUITE 100
DENVER, CO 80237

PHONE: (303) 745-2220 FAX: (303) 745-3335

The association's Condominium Declaration of Covenants was recorded
in: Jefferson County
on: December 31, 1984
at: Reception Number 84120365

The association's fiscal year begins January 1, of each year and ends December 31. The following documents are attached hereto or can be located at the proper tabs:

- A list of the current monthly assessments by unit type.
(All 104 units are the same type and the monthly maintenance fee during 2019 is \$58.00)
- A synopsis of the association's insurance policies and coverages.
- The association's Governing Documents, including:
 - The Condominium Declaration
 - The Bylaws
 - The Articles of Incorporation
- Minutes of the Annual General Membership meeting(s) during the last year
- Minutes of the Board of Directors meetings during the last year
- The association's Responsible Governance Policies
- The association's current operating budget
- The association's year-end financial statement for 2018
- The association's most recent audit or financial review
- Insurance policies for the Association can be found on the website

Sincerely,

Earl Johnson, CAM
Western States Property Services, Inc.
Managing Agent for Charterwood at Lakewood Estates