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SB 05-100 Compliance

Disclosure Provision, CCIOA § 209.4. *Annually, associations (other than time shares) must give written notice of the following items by first class mail, personal delivery, a binder at the principal place of business, or on the association's web page (with mail or e-mail notice of the web address).*

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Names of the Association and common interest community

Charterwood at Lakewood Estates Association, Inc.

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Name and address of management company, if any:

Western States Property Services, Inc.

Physical address and phone number for association and manager:

10020 E. Girard Avenue, Suite 175, Denver, Colorado 80231

303-745-2220 Fax 303-745-3335

Manager: Earl Johnson

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Date of recording of the declaration and recording information:

County of Jefferson

December 31, 1984 #84120365

Within 90 days after the end of each fiscal year, association must make the following information available to homeowner's upon reasonable notice:

- Date the Fiscal Year begins (January 1st of each year)
- Operating Budget for current year
- List of Current regular and special assessments, by unit type included with this letter)
- Annual financial statements, including reserves
- Results of any financial audit or review for previous fiscal year
- List of all association insurance policies (property, general liability, director and officer liability, fidelity), including companies, policy limits and deductible, additional insureds, and expiration dates
- Association's bylaws, articles and rules and regulations
- Minutes of board and member meetings for prior fiscal year
- Association's "Responsible Governance Policies"

THIS INFORMATION IS AVAILABLE AT THE OFFICES OF WESTERN STATES PROPERTY SERVICES, INC. For review during regular business hours by appointment.

Western States Property Services, Inc.

10020 E. Girard Avenue, Suite 175 • Denver, Colorado 80231 • (303) 745-2220 • FAX (303) 745-3335