

**Ouray Riverpark Townhome Association**  
**2018 Annual Disclosures**  
**January 1<sup>st</sup>, 2018**

The following information is provided to Members of Ouray Riverpark Townhome Association, Inc., pursuant to C.R.S. 38-33.3-209.4:

1. **Name of the Association:** Ouray Riverpark Townhome Association, a Colorado Nonprofit Corporation.
2. **Ouray Riverpark Townhome Association Mailing/Physical Address:**  
**Mailing Address:**  
Ouray Riverpark Townhome Association  
C/O Mountain Mansion Management  
PO Box 828  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314  
**Physical Address:**  
Ouray Riverpark Townhome Association  
C/O Mountain Mansion Management  
615 Clinton, Suite 201  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314
3. Ouray Riverpark Townhome Association does employ a Management Company named Mountain Mansion Management. The Community Association Managers License # is RM.000003570.
4. The name of the common interest community managed by Mountain Mansion Management is Ouray Riverpark Townhome Association.
5. The Ouray Riverpark Townhome Association Fiscal year commences on January 1<sup>st</sup>
6. The Ouray Riverpark Townhome Association Annual Assessment rates for 2018 can be obtained from Mountain Mansion Management upon request.
7. The Ouray Riverpark Townhome Association Annual Financial statements, Bylaws, CC&R's, Insurance and meeting minutes can also be obtained from Mountain Mansion Management upon request.
8. The initial General Declaration for Ouray Riverpark Townhome Association was recorded April 18, 1983 at Reception No. 133261 in the records of the Ouray County Recorder.

The following information can be obtained by contacting the management company:

1. All of the Associations bylaws, articles, CC&R's, rules and regulations
2. The Association's responsible governance policies adopted under section CRS 38-33.3-209.5
3. The minutes of all Board and Member meetings

The following information is available to all Owners, at no cost to the Owner, with written notice to the management company:

1. The Association's operating budget for the current fiscal year;
2. A list of the Associations' current regular and special assessments;
3. The Association's annual financial statements, including reserve amounts;
4. A list of the Association's insurance policies, including company name, policy limits, policy deductibles and expiration dates.