

Woodgate Homeowners Association
2018 Annual Disclosures
January 1st, 2018

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

1. **Name of the Association:** Woodgate Homeowners Association, a Colorado Nonprofit Corporation.
2. **Woodgate Homeowners Association Mailing/Physical Address:**
Mailing Address:
Woodgate Homeowners Association
C/O Mountain Mansion Management
PO Box 828
Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
Physical Address:
Woodgate Homeowners Association
C/O Mountain Mansion Management
615 Clinton, Suite 201
Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
3. Woodgate Homeowners 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 Woodgate Homeowners Association.
5. The Woodgate Homeowners Association Fiscal year commences on January 1st
6. The Woodgate Homeowners Association Annual Assessment rates for 2018 can be obtained from Mountain Mansion Management upon request.
7. The Woodgate Homeowners 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 Woodgate Homeowners Association was recorded December 3rd, 2003 at Reception No. 713080 in the records of the Montrose 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.