

The Bridges at Black Canyon Owners Association, Inc.  
2017 Annual Disclosures  
January 1<sup>st</sup>, 2017

The following information is provided to Members of The Bridges at Black Canyon Owners Association, Inc. pursuant to C.R.S 38-33.3-209.4:

1. **Name of the Association:** The Bridges at Black Canyon Owners Association, Inc., a Colorado Nonprofit Corporation.
2. **The Bridges at Black Canyon Owners Association, Inc. Mailing/Physical Address:**  
**Mailing Address:**  
The Bridges at Black Canyon Owners Association, Inc.  
PO Box 534  
Montrose, CO 81402  
Office: 970-626-4314  
Fax: 970-626-4314  
**Physical Address:**  
The Bridges at Black Canyon Owners Association, Inc.  
C/O Mountain Mansion Management, LLC  
615 Clinton, Suite 201  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314
3. The Bridges at Black Canyon Owners Association, Inc. does employ a Management Company named: Mountain Mansion Management, LLC. The Community Association Managers License # is RM.000001489.
4. The name of the common interest community managed by Mountain Mansion Management, LLC is The Bridges at Black Canyon Owners Association, Inc.
5. The Bridges at Black Canyon Owners Association, Inc. Fiscal Year commences on January 1<sup>st</sup>
6. The Bridges at Black Canyon Owners Association, Inc. Annual Assessment rates for 2017 can be obtained on the website <http://www.montrosebridges.com> or from Mountain Mansion Management, LLC upon request. <http://www.mountainmansionmanagement.net>
7. The Bridges at Black Canyon Owners Association, Inc. Annual financial statements, Bylaws, CC&R's, Insurance, and meeting minutes can be obtained on the website <http://www.montrosebridges.com> or from Mountain Mansion Management, LLC upon request. <http://www.mountainmansionmanagement.net>
8. The initial General Declaration for The Bridges at Black Canyon Owners Association, Inc. was recorded October 3, 2003 at Reception No. 710229 in the records of Montrose County Recorder. Amended June 14, 2011 at Reception No. 825617.

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.