

Raven Crest Homeowners Association  
2019 Annual Disclosures  
January 1<sup>st</sup>, 2019

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

1. **Name of the Association:** Raven Crest Homeowners Association, a Colorado Nonprofit Corporation.
2. **Raven Crest Homeowners Association Mailing/Physical Address:**  
**Mailing Address:**  
Raven Crest Homeowners Association  
C/O Mountain Mansion Management  
PO Box 828  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314  
**Physical Address:**  
Raven Crest Homeowners Association  
C/O Mountain Mansion Management  
615 Clinton, Suite 201  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314
3. Raven Crest 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 Raven Crest Homeowners Association.
5. The Raven Crest Homeowners Association Fiscal year commences on January 1<sup>st</sup>
6. The Raven Crest Homeowners Association Annual Assessment rates for 2019 can be obtained from Mountain Mansion Management upon request.
7. The Raven Crest Homeowners Association Annual Financial statements, Bylaws, CC&R's, Insurance and meeting minutes can also obtained from Mountain Mansion Management upon request.
8. The initial General Declaration for Raven Crest Homeowners Association was recorded April 26, 2005 at Reception No. 736429 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.