

# River's Edge at Southmont Subdivision Property Owners Association 2017 Annual Disclosures January 1<sup>st</sup>, 2017

The following information is provided to Members of River's Edge at Southmont Subdivision Property Owners Association pursuant to C.R.S. 38-33.3-209.4:

1. **Name of the Association:** River's Edge at Southmont Subdivision Property Owners Association, a Colorado Nonprofit Corporation.
2. **River's Edge at Southmont Subdivision Property Owners Association Mailing/Physical Address:**  
**Mailing Address:**  
River's Edge at Southmont Subdivision Property Owners Association  
C/O Mountain Mansion Management, LLC  
PO Box 828  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314  
**Physical Address:**  
River's Edge at Southmont Subdivision Property Owners Association  
C/O Mountain Mansion Management, LLC  
615 Clinton, Suite 201  
Ridgway, CO 81432  
Office: 970-626-4314  
Fax: 970-626-4314
3. River's Edge at Southmont Subdivision Property Owners Association 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 River's Edge at Southmont Subdivision Property Owners Association.
5. The River's Edge at Southmont Subdivision Property Owners Association Fiscal year commences on January 1<sup>st</sup>
6. The River's Edge at Southmont Subdivision Property Owners Association Annual Assessment rates for 2017 can be obtained from Mountain Mansion Management, LLC upon request.
7. The River's Edge at Southmont Subdivision Property Owners Association Annual Financial statements, Bylaws, CC&R's, Insurance and meeting minutes can also be obtained from Mountain Mansion Management, LLC upon request.
8. The initial General Declaration for River's Edge at Southmont Subdivision Property Owners Association was recorded October 22, 1999 at Reception No. 657150, Book 1014, Page 657 - 671 in the records of Montrose County Recorder. Revision made August 26, 2000, No. 666926 in the records of 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.