

Solar Ranches (Filing Nos. 1 and 2A) Homeowners' Association, Inc.
2017 Annual Disclosures
January 1st, 2017

The following information is provided to Members of Solar Ranches (Filing Nos. 1 and 2A) Homeowners' Association, Inc. pursuant to C.R.S. 38-33.3-209.4:

1. **Name of the Association:** Solar Ranches (Filing Nos. 1 and 2A) Homeowners' Association, Inc., a Colorado Nonprofit Corporation.
2. **The Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association, Inc. Mailing/Physical Address:**
Mailing Address:
Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association Inc.
PO Box 2043
Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
Physical Address:
Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association Inc.
C/O Mountain Mansion Management, LLC
615 Clinton, Suite 201
Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
3. Solar Ranches (Filing Nos. 1 & 2A) Homeowners' 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 Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association Inc.
5. The Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association Inc. Fiscal year commences on January 1st
6. The Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association Inc. Annual Assessment rates for 2017 can be obtained from Mountain Mansion Management, LLC upon request.
7. The Solar Ranches (Filing Nos. 1 & 2A) Homeowners' Association Inc. 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 Solar Ranches (Filings 1 & 2A) HOA Inc. was recorded September 3, 1996 at Reception No. 9611115045 in the records of 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.