

American Village One Property Owners Association, Inc.  
2022 Annual Disclosures  
January 1<sup>st</sup>, 2022

The following information is provided to Members of the American Village One Property Owners Association, Inc. pursuant to C.R.S. 38-33.3-209.4:

1. **Name of the Association:** American Village Subdivision Property Owner's Association, Inc., a Colorado Nonprofit Corporation.
2. **RedCliff Two Condominiums Owners Association, Inc. Mailing/Physical Address:**  
**Mailing Address:**  
American Village Subdivision One POA  
C/O Source HOA  
1404 Hawk Parkway, Unit 215  
Montrose, CO 81401  
Office: 970-626-4314  
Fax: 970-626-4314  
**Physical Address:**  
American Village Subdivision One POA  
C/O Source HOA  
1404 Hawk Parkway, Unit 215  
Montrose, CO 81401  
Office: 970-626-4314  
Fax: 970-626-4314
3. American Village Subdivision Property Owner's Association, Inc. does employ a Management Company named Source HOA.
4. The name of the common interest community managed by Source HOA American Village Subdivision Property Owner's Association, Inc.
5. American Village Subdivision Property Owner's Association, Inc. Fiscal year commences on January 1<sup>st</sup>
6. The American Village Subdivision Property Owner's Association, Inc. Annual Assessment rates for 2022 can be obtained from Source HOA upon request.
7. The American Village Subdivision Property Owner's Association, Inc. Annual Financial statements, Bylaws, CC&R's, Insurance and meeting minutes can also be obtained from Source HOA upon request.
8. The initial General Declaration for American Village Subdivision Property Owner's Association, Inc. was recorded April 9, 2001 at Reception No. 669782 in the records of the Montrose County Clerk and 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.