

Crossroads Park Owners Association, Inc.  
2022 Annual Disclosures  
January 1<sup>st</sup>, 2022

The following information is provided to Members of Crossroads Park Owners Association, Inc. pursuant to C.R.S. 38-33.3-209.4:

1. **Name of the Association:** Crossroads Park Owners Association, Inc., a Colorado Nonprofit Corporation.
2. **Crossroads Park Owners Association, Inc. Mailing/Physical Address:**  
**Mailing Address:**  
Crossroads Park Owners Association, Inc.  
C/O Source HOA  
1404 Hawk Pkwy Unit 215  
Montrose, CO 81401  
Office: 970-626-4314  
**Physical Address:**  
Crossroads Park Owners Association, Inc.  
C/O Source HOA  
1404 Hawk Pkwy Unit 215  
Montrose, CO 81401  
Office: 970-626-4314  
Fax: 970-626-4314
3. Crossroads Park Owners Association, Inc. does employ a Management Company named Source HOA.
4. The name of the common interest community managed by Source HOA is Crossroads Park Owners Association, Inc.
5. Crossroads Park Homeowners Association Fiscal year commences on January 1<sup>st</sup>
6. Crossroads Park Homeowners Association Annual Assessment rates for 2022 can be obtained from Source HOA upon request.
7. The Crossroads Park Owners Association, Inc. Annual Financial Statements, Bylaws, CC&R's and meeting minutes can also be found on the website or obtained from Source HOA upon request.
8. The initial General Declaration for Crossroads Park Owners Association, Inc. was recorded November 11, 2004 at Reception No. 715813 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.