

Ouray River Park Townhome Association
2021 Annual Disclosures
January 1st, 2021

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

1. **Name of the Association:** Ouray River Park Townhome Association, a Colorado Nonprofit Corporation.
2. **Ouray River Park Townhome Association Mailing/Physical Address:**
Mailing Address:
Ouray River Park Townhome Association
C/O Mountain Mansion Management
PO Box 828
Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
Physical Address:
Ouray River Park Townhome Association
C/O Mountain Mansion Management
615 Clinton, Suite 201
Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
3. Ouray River Park Townhome Association does employ a Management Company named Mountain Mansion Management.
4. The name of the common interest community managed by Mountain Mansion Management is Ouray River Park Townhome Association.
5. The Ouray River Park Townhome Association Fiscal year commences on January 1st
6. The Ouray River Park Townhome Association Annual Assessment rates for 2021 can be obtained from Mountain Mansion Management upon request.
7. The Ouray River Park Townhome Association Annual Financial statements, Bylaws, CC&R's, Insurance and meeting minutes can also be obtained from Mountain Mansion Management upon request.
8. The initial General Declaration for Ouray River Park Townhome Association was recorded April 18, 1983 at Reception No. 133261 in the records of the 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.