

River Park Owners Association, Inc.
2022 Annual Disclosures
January 1st, 2022

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

1. **Name of the Association:** River Park Owners Association, Inc., a Colorado Nonprofit Corporation.
2. **River Park Owners Association, Inc. Mailing/Physical Address:**
Mailing Address:
River Park Owners Association, Inc.
C/O Source HOA
1404 Hawk Pkwy Unit 215
Montrose, CO 81401
Office: 970-626-4314
Fax: 970-626-4314
Physical Address:
River 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. River 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 River Park Owners Association, Inc.
5. The River Park Owners Association, Inc. Fiscal year commences on January 1st
6. The River Park Owners Association, Inc. Annual Assessment rates for 2022 can be obtained from Source HOA upon request.
7. The River Park Owners 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 River Park Owners Association, Inc. was recorded December 18, 2001 at Reception No. 176461 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.