

Dear Homeowner,

January 15, 2019

The Colorado Common Interest Ownership Act requires common interest associations to disclose certain information to their members within 90 days after the end of the fiscal year. The following information is available at the office of the Association during regular business hours or may be viewed on-line at <http://1767pearlstreet.com/> :

Annual Association Disclosure - Year 2018

The Name of the association is: THE 1767 PEARL ST. HOMEOWNERS ASSOCIATION

The association is physically located at: 1767 Pearl St. Denver, CO 80203

The association's Official Address, Designated Agent and its Management Company is:

WESTERN STATES PROPERTY SERVICES, INC.  
9145 E. KENYON AVENUE, SUITE 100  
DENVER, CO 80237  
PHONE: (303) 745-2220  
FAX: (303) 745-3335

The association's Condominium Declaration of Covenants was recorded:

in: Denver County  
on: April 4, 2001  
at: Reception Number: 20-01048616 Book 1069 page 175

The association's fiscal year begins January 1, of each year and ends December 31.

The following documents are available on the Association's web site:

- A list of the current monthly assessments by unit type. (All 24 Units are the same type and the monthly maintenance fee during 2018 was \$305)
- A synopsis of the association's insurance policies and coverages.
- The association's Governing Documents, including:
  - The Condominium Declaration
  - The Bylaws
  - The Articles of Incorporation
- Minutes of the Annual General Membership meeting(s) during the last year
- Minutes of the Board of Directors meetings during the last year
- The association's Responsible Governance Policies
- The association's current operating budget
- The association's year-end financial statement for December 31, 2018
- The association's most recent audit or financial review

Sincerely,

Roger Mitchell, CPM, CAM  
Western States Property Services, Inc.  
Managing Agents for Brookshire Downs Condominiums