



7936 E. Arapahoe Court, Suite 2100
Englewood, CO 80112
Fax: 303-804-9850

CONDOMINIUM/PUD QUESTIONNAIRE

Project Name: Coral Place at Denver Tech Center
Greenwood Village, Colorado

1. The legal name of the project is: CORAL PLACE AT DENVER TECH CENTER
It is a Condominium Planned Unit Development (PUD)

2. If the project was (or is being) created by the conversion of an existing building,
please provide the following: N/A

Age of Building: _____ Year Converted: _____ Type of original Use: _____

3. The project is is not a legally phased project.
The project consists of 60 units in 1 Legal Phase

4. Are all units and common areas/facilities complete? Yes No

5. Can the project be expanded beyond its current size? Yes No

6. Any litigation pending with regard to the project? Yes No

7. How is the title to the units held? Fee simple Leasehold

8. How many stories in the project? Single Family

9. Are there any leased recreational facilities or any common area leases?
 Yes No

10. Do the unit owners have sole ownership interest in and the right to the use of
the project facilities? N/A
 Yes No

11. What amenities/facilities are included?
Grounds

12. Is there a rental service for renting units? Yes No

If yes, participation is Voluntary Mandatory

13. Does the owners association provide a cleaning service for leased or rented units? Yes No

14. Do the project documents allow the units to be leased or rented for less than 30 days? Yes No

15. Are there any other restrictions relating to the term of any lease or rental agreement? Yes No

If yes, describe restrictions:

Commercial / Non-residential Use Information

16. Is any space within the project designated only for commercial/non-residential use? Yes No

If yes, how many commercial units are there? ___ and who retains the title to the commercial units? Owners association individual commercial unit owners

17. Describe commercial/non-residential units and permitted uses:

N/A

Sales / Occupancy Status Information

Number Of Units	Number Completed	Number Closed	Number Under Contract	= Total Sold	Number Owner Occupied	Number Investor or Rental
60	60	60	0	60	58	2

18. Does any investor own more than one unit? Yes No

If yes, identify the investor (The same individual, investor group, partnership, or corporation) and indicate the total number of units owned by each such investor.
1 individual owns 5 units

19. Does any investor own more than 10 percent of the total units in the project?
 Yes No ()

Control Transfer Information

20. Has voting control of the Board of directors been turned over from the builder and/or developer?

YES, control was turned over in ___/19___ (month/year)

NO the anticipated date for turnover is ___/___ (month/year)

21. Is there more than one association for the project? [] Yes [X] No

Budget / Financial Information

22. The owners association fiscal year is from January to January

23. The unit assessments/common charges for all units are

[X] The same, the assessment is \$300.00 per QUARTER

[] Not the same, the assessments range from \$ _____ to \$ _____ per month.

Working Capital:

Transfer fee:

Reserve funds:

Special Assessments: [X] Yes [] No ()

24. Dues cover:

Liability insurance, snow removal, landscaping, management.

25. Does the Declaration or any other constituent documents governing the project contain a right of refusal in favor of the association or developer to purchase any unit in the project offered for sale, lease or transfer? No

26. If a unit is taken over in foreclosure or deed-in-lieu, is the mortgagee responsible for delinquent HOA dues? [X] Yes [] No

27. Amount currently held in a segregated reserved account for future repair/replacement for the project is \$ 125,652.

28. How many owners are delinquent more than thirty (30) days in their unit assessment charges? 1

26. Master policy is held by:

Hartford

Van Guilder Insurance

877-855-8442

Certification

I, the undersigned, certify that to the best of my knowledge and belief, the information and statements contained on this form and the attachments (if applicable) are true and correct.



Signature of Association Representative or Preparer

303-804-9800

Telephone Number

2/23/09

Date

Victoria Peppers

Name of Association Representative or Preparer

Agent

Title

MVP Realty & Management, Inc. 7936 E. Arapahoe Ct., #2100 Englewood, CO 80112
Preparers Company Name and Address