



# Real Estate

## *Property Management Division*

### CONDOMINIUM/PUD QUESTIONNAIRE

Project Name:

1. The legal name of the project is: Townhomes at Murphy Creek  
It is a  Townhome  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 20 units in 5 Legal Phases
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? 2
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?  
 Yes  No                      Project facilities under control of Master Association

11. Common Amenities: N/A

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:

**Sales / Occupancy Status Information**

Number Of Units	Number Completed	Number Closed	Number Under Contract	= Total Sold	Number Owner Occupied	Number Investor or Rental
<b>20</b>	<b>20</b>	<b>19</b>			<b>17</b>	<b>2</b>

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.

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 \_\_\_/\_\_\_/200\_\_\_ (month/year)  
 NO the anticipated date for turnover is \_\_\_/\_\_\_/2010\_ (month/year)

21. Is there more than one association for the project?  Yes  No  
Master Association: Colorado Management Services—Irene Borisov 303-468-3683 x3104

**Budget / Financial Information**

22. The owners association fiscal year is from January—December

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

The same, the assessment is \$115.00 per month

Not the same, the assessments range from \$\_\_\_\_\_ to \$\_\_\_\_\_ per month.

Working Capital: \_\_\_\_\_ Transfer fee: \$150.00

Reserve funds:

Special Assessments:  Yes  No ( \_\_\_\_\_ )

24. Dues cover: Insurance, Exterior maintenance, 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?  Yes  No

If yes, are they responsible for  0-6 months or  7+ months

27. Amount currently held in a segregated reserve account for future repair/replacement of the project is \$ 4,557.00

28. How many owners are delinquent more than thirty (30) days in their unit assessment charges? 0

Amount owing \$ \_\_\_\_\_ 0 \_\_\_\_\_

29. LIABILITY INSURANCE Travelers

contact agent: Peliton Insurance

Randy Dunne 303-771-1800

**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      Feb. 16, 2009  
Telephone Number      Date

Victoria Peppers      Agent  
\_\_\_\_\_  
Name of Association Representative or Preparer      Title

BRE Real Estate, Inc. 7936 E. Arapahoe Ct., #2100 Englewood, CO 80112  
Preparers Company Name and Address