



Real Estate Corporation

Property Management Division

CONDOMINIUM/PUD QUESTIONNAIRE

Project Name: PRAIRIE WALK ON CHERRY CREEK

Address:

City: PARKER

State: CO

1. The legal name of the project is: PRAIRIE WALK ON CHERRY CREEK
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:
Age of Building: _____ Year Converted: _____ Type of original Use: _____
3. The project is is not a legally phased project.
The project consists of 407 units in 5 Legal Phases
4. Are all units and common areas/facilities complete? Yes No
Common areas, Clubhouse, Amenities are complete. 4 additional buildings are planned, but not complete.
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? 3
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

11. Common Amenities:

Pool, Clubhouse, Exercise Facility, and Playground

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
407	288	286	0	286	250	36

(12/01/09)

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. 2 owners own 2 units each.

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 _____ (month/year)

NO the anticipated date for turnover is ___/___2010___ (month/year)

21. Is there a master association for the project? Yes [] No
Management Specialists 303-751-6564

Budget / Financial Information

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

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

[] The same, the assessment is ___ per QUARTER

Not the same, the assessments range from \$97.00 per month.

Working Capital: 3X monthly dues. Transfer fee: \$150.00

Reserve funds:

Special Assessments: [] Yes No

24. Dues cover:

Insurance, Building Maintenance, Landscape, Snow Removal, Clubhouse,
Water, Sewer, Management, Pool, Hot Tub and Trash.

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 for the project is \$100,381.63.

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

Amount owing \$7693.81.

29. INSURANCE

PELITON INSURANCE

Agent: Randy Dunne 303-771-1800. Call for Certificate of Insurance.

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 6/19/09
Telephone Number Date

Victoria Peppers Agent
Name of Association Representative or Preparer Title

BRE Real Estate Corporation 9331 Commerce Center St #1A, Highlands Ranch, CO 80129
Preparers Company Name and Address