

# BROOKS TOWER RESIDENCES

1020 15<sup>th</sup> Street Denver, CO 80202

303-629-7200

## Homeowner's Association Certification

Information as of January 1, 2020

- |   |               |      |
|---|---------------|------|
| 1. Have all units, common elements, and/or facilities been completed?   | Yes           |      |
| 2. Is the project subject to further expansion?   | No            |      |
| 3. Is the project a conversion of an existing building?   | Yes           | 1995 |
| 4. Date control of the HOA transferred from developer to unit owners?   | 1/98          |      |
| 5. Total number of residential units in project?  | 566           | 88%  |
| 6. Total number of parking spaces?  | 297           | 8%   |
| 7. Total number of commercial spaces?   | 13            | 4%   |
| 8. Amenities: Outdoor pool, Laundry Room, Exercise Room, Billiard Room Residents Room, (2) Lobbies (owned by HOA)   |               |      |
| 9. Number of units sold and closed? (Residential & Commercial)  | 579           |      |
| 10. Number of units under contract?   | 0             |      |
| 11. Number of units rented?   | 210           |      |
| 12. Number of units as 2 <sup>nd</sup> homes  | 38            |      |
| 13. Does any one person or entity own more than one unit?<br>***SEE ATTACHED SHEET (Exhibit A)  | Yes           |      |
| 14. How many units are over 30 days delinquent?   | 1             |      |
| 15. Are there any pending special assessments?  | Yes           |      |
| 16. Is the HOA involved in any litigation?<br>(See attached letter.)  | Yes           |      |
| 17. Are there any adverse environmental factors affecting the project as a whole or as individual units?<br>NOTE: Lead paint and ACM both are properly contained and maintained per EPA and engineer's recommendations. | No (see note) |      |
| 18. Does the owners' association have a reserve fund separate from the Operating account?<br>Fund Balance as of 1/1/20:   | Yes           |      |
| 19. Income budgeted for year 2020:  | \$1,778,248   |      |
| 20. Reserves budgeted for year 2020:  | \$3,701,695   |      |
| 21. Do the project legal documents include any restrictions on sale which would limit the free transferability of title?  | \$336,000     |      |
| 22. Is the unit part of a legally established condominium project in which Common areas are owned jointly by unit owners?   | No            |      |
| 23. Are the units and/or common areas owned in fee simple or leasehold?   | Yes           |      |
| 24. If a unit is taken over in foreclosure or deed-in-lieu, is the mortgagee responsible for delinquent HOA dues?   | Fee Simple    |      |
| 25. Does the property operate as a resort hotel, timeshare, or houseboat?   | Yes- 6 Months |      |
| 26. The Association provides for trash removal, water, sewer, steam, and chilled water for heating and cooling all units. Each unit has an individual electric meter, which is the responsibility of the unit owner.    | No            |      |

### INSURANCE

- |   |                         |
|---|-------------------------|
| 27. Who is named insured on HOA's master insurance policy?  | Brooks Tower Residences |
| 28. Are common elements/limited common elements insured to 100% Replacement cost?   | Yes                     |
| 29. Coverage: \$156M Deductible: \$10,000   | Exp. Date: 7/1/20       |
| 30. Are units or common improvements located in a flood zone?<br>Flood insurance in effect?   | No<br>Yes               |
| 31. Is the HOA insured for general liability? \$2.0M  | Umbrella \$10M          |
| 32. Is the HOA insured for crime?   | \$3.5M                  |
| 33. Minimum number of days required for written notification to be given to HOA or insurance trustee before substantial changes or cancellations: | 30 days                 |
| 34. Insurance Agent: Carver & Associates, Don Carver<br>7710 Ralston Road, Arvada, CO 80002   | 303-420-1637            |

BROOKS TOWER RESIDENCES  
Michelle Rogers

DATE: \_\_\_\_\_  
Status Certification 2020