



7936 E. Arapahoe Court, Suite 2100  
Englewood, CO 80112

## CONDOMINIUM/PUD QUESTIONNAIRE

Project Name: YOUNGSTOWN TERRACE  
Address: 6240-6270 Everett Court  
City: ARVADA State: CO 80004

1. The legal name of the project is: YOUNGSTOWN TERRACE  
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 \_\_\_ units in \_\_\_ 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

What amenities/facilities are included?

11. Does the property consist of any leased or rented units?  Yes  No  
(Under 10%) ( )

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
<b>22</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>22</b>	<b>20</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 April/2000 (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 December

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

[X] The same, the assessment is 105.00 per QUARTER

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

Working Capital:

Transfer fee:

Reserve funds:

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

24. Dues cover:

Insurance, Trash, Exterior Maintenance including roof, snow removal, Landscaping, common element expenses, management, water and sewer.

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

As of 7/01/07

26. Master policy is held by:

Travelers Insurance

Don Baldwin

www.bankcert.com

27. Amount currently held in a segregated reserve account for future repair/replacement for the project is \$12,353.00.

**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      Date

Victoria Peppers  
Name of Association Representative or Preparer

Agent  
Title