

IRON HORSE TOWNHOMES HOA
2026 ANNUAL DISCLOSURE

Colorado Law (CCIOA) requires that the following disclosures be made annually:

1. The legal name of the association is: Iron Horse Townhomes Association, Inc.
2. HOA Disclosure Documents, Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, Responsible Governance Policies, Meeting Minutes, Certificate of Insurance, Current Annual Budget, Current Financials, Reserve Study (if available) and other miscellaneous documents and information can be located on the HOA website that is maintained by Heritage Property Management at www.hpmgj.com or obtained at no charge by emailing info@hpmgj.com or calling 970-243-3186.
3. Board Meetings are held: as needed.
4. The registered agent for the association is: Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501. 970-243-3186 info@hpmgj.com
5. The initial date of the recording of the Declaration is: May 26, 2006
6. The reception or book and page number for the recording in the Montrose County Public Records:
RECEPTION NO. 755677, MONTROSE COUNTRY CLERK AND RECORDER
AMENDED: CORRECTION TO EXHIBIT A, RECEPTION NO. 776326, JUNE 27, 2007
AMENDED: MODIFICATION TO CC&RS, RECEPTION NO. 777108, JULY 13, 2007
AMENDED: MODIFICATION TO CC&RS, RECEPTION NO. 789215, APRIL 18, 2008
AMENDED: SUPPLEMENTAL DECLARATIONS, RECEPTION NO. 792610, JULY 14, 2008
AMENDED: SUPPLEMENTAL DECLARATIONS, RECEPTION NO. 801489, APRIL 21, 2009
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$225.00 paid monthly There are currently no special assessments.
9. A transfer fee of \$150 will be due at closing, made payable to Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501.