PEPPER TREE HOA
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Pepper Tree Homeowner's 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: Monthly.

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: July 21, 1993

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book: 1992 Page: 751

7. The association's fiscal year is: January to December.

8. The per unit assessments are: $300 paid monthly (pending 2026 budget approval). 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.