

UNAWEEP HEIGHTS HOMEOWNERS ASSOCIATION
2023 ANNUAL DISCLOSURE

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

1. The legal name of the association is: UnawEEP Heights Homeowners 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 as well as www.unawEEPheightshoa.com or obtained at no charge by emailing info@hpmgj.com or calling 970-243-3186.
3. Board Meetings are held: as needed but at least quarterly.
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: October 29, 2003
6. The reception or book and page number for the recording in the Mesa County Public Records is: Reception # 215613; Book 3517, Page 544
7. The association's fiscal year is: April 1 to March 31
8. The per unit assessments are: \$300.00 paid annually. There are currently no special assessments.
9. A transfer fee of \$100 will be due at closing, made payable to Heritage Property Management, as well as a \$100 transfer fee made payable to the UnawEEP Heights HOA. (2650 North Ave, #116, Grand Junction, CO 81501).