

**FALLS 2004 HOMEOWNERS ASSOCIATION  
2023 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Falls 2004 Homeowners Association
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](http://www.hpmgj.com) or obtained at no charge by emailing [info@hpmgj.com](mailto: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](mailto:info@hpmgj.com)
5. The initial date of the recording of the Declaration is: October 23, 1980. The current Amended and Restated CC&R's were recorded: August 24, 2009
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 4907 Page 486, Reception # 2502748
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$220.00 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, 2650 North Ave, #116, Grand Junction, CO 81501.