



**TOWN & COUNTRY VILLAGE  
HOMEOWNERS ASSOCIATION, INC.**

**HOMEOWNERS ASSOCIATION CERTIFICATION (Form 921 Addendum)**

1. Have all units, common elements, and/or facilities been completed? Yes
2. Is the project subject to further expansion? No
3. Is the project a conversion of an existing building? No
4. Date control of the HOA transferred from the developer to unit owners. Sept. 1983.
5. Built in 4 phases on 15 acres from 1983 to 1984. All were occupied in 1988.
6. Total number of units in project. 501. Number of units sold and closed. 501.
7. Number of unit's non-owner occupied 174. Number of unit's owner occupied 327 on 04/23/2012.
8. Homeowners that own more than 1 unit: 12 own 2 units, 3 own 3 units, 1 own 6 units & 1 owns 10.
9. How many units are over 30 days delinquent? 30
10. Regular monthly common expense and long term reserve assessments are based on a combination of equally divided common area expenses and reserve deposits based on the front lineal footage of the units. There are 325 units at \$195.00 for all units with an average 14.5 front lineal feet. There are 72 units at \$199 for units with approx 18 lineal feet. There are 56 units at \$226 for all units with approx 40 lineal feet and there are 48 units at \$231 with approx 44 front lineal feet. These amounts are effective 09-01-2011.
11. Are there any pending special assessments? No
12. Is the HOA involved in litigations? No
13. Does the owners association have a reserve fund separate from the operating account? Yes
14. Total income budget for this year. \$969,096.00. Total reserves in this Month Is \$1,207,764.51.
15. Do the project legal documents include any restriction on sale, which would limit the free transferability of title? No
16. Is the unit part of a legally established town home project in which unit owners own common areas jointly? Yes
17. Are the units and/or common areas owned in leasehold? Fee simple X?
18. If a unit is taken over in foreclosure or deed-in-lieu, is the mortgage responsible for delinquent HOA dues? Yes If yes, are they responsible for dues? Yes
19. Does the property operate as a resort hotel, renting units on a daily or weekly basis? No
20. Is any part of the project used for commercial purposes? No
21. To the best of Owners knowledge, there is a transfer fee imposed by the Association in the amount of \$175.00.
22. *Common expense assessments include the following expenses. Management, Landscaping/Greenbelt/ Snow removal, Common area or common Exterior maintenance, Trash collection, Water and sewer charges, Swimming Pool.*

**INSURANCE - ALL CORESPONDANCE BELOW IS THROUGH "American Family Insurance"**

Please send your insurance certificate request to American Family Insurance, c/o Joseph Sandoval Agency Inc., 1) via US Mail -16526 Keystone Blvd, Unit E, Parker CO 80134, 2) via email - [jsandova@amfam.com](mailto:jsandova@amfam.com) 3) via fax# - 720-851-4829, or 4) via telephone - 720-851-1980. American Family Insurance will need the following information in order to issue the certificate of insurance. Please provide all information requested to avoid any delays. In your correspondence, please advise if you wish to be provided with a copy of the insurance certificate. If there is no indication, you will NOT be sent a copy of the certificate. If you have any further questions, please call Joseph Sandoval at 720-851-1980.

**MORTGAGEE CERTIFICATE OF INSURANCE REQUEST**

UNIT OWNER (S) NAME: \_\_\_\_\_  
CONTACT PHONE # \_\_\_\_\_  
UNIT LOCATION: (PROPERTY ADDRESS): \_\_\_\_\_  
MORTGAGE COMPANY NAME: \_\_\_\_\_  
MORTGAGEE LOAN NUMBER:(Required Information): \_\_\_\_\_