

THE HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION, INC.

PUBLIC DISCLOSURES-2014

NOTE: All referenced documents are available at http://www.neighborhoodlink.com/The_Homestead. If you have trouble using the website or want documents sent to you by mail or email, contact John Savage.

As required by Colorado Revised Statutes 38-33.3-209.4 and 209.5, the below named homeowners association makes the following disclosures.

1. NAME OF ASSOCIATION: **THE HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION, INC.**

2. Designated Agent/Management: Affairs of the Association are conducted by a five member Board of Directors elected by the lot owners. John W. Savage at PO Box 1926/201 Railroad Ave., Rifle, CO 81650 (970-625-1470; fax: 625-0803; savagejw@msn.com) is the registered agent for the corporation. Savage Land Company, Inc. (same address and contact info) administers the Association at the direction of the Board.

3. Address/Phone No.: 201 Railroad Avenue/Post Office Box 252, Rifle, CO 81650
970-625-1470/fax: 625-0803; savagejw@msn.com.

4. Name of Community: The Homestead at Rifle PUD

5. Declaration Recording Info:

Subdivision Name	Phase #	Final Plat		Declaration			
		Recording Date	Rec. No.	Recording Date	Rec. No.	Book	Page
The Homestead At Rifle PUD	1	July 9, 1999	548551	July 9, 1999	548554	1139	371
The Homestead At Rifle PUD	2	April 26, 2000	562527	April 26, 2000	562528	1183	869
The Homestead At Rifle PUD	3	May 4, 2001	578632	April 4, 2001	578631	1242	533
The Homestead At Rifle PUD	4	June 4, 2003	628708	March 10, 2003	622631	1444	927
The Homestead At Rifle PUD	A	October 23, 2002	613073	October 23, 2002	613075	1398	428

6. Fiscal Year: January 1 to December 31.

7. Budget: 2014 Budget posted on website

8. Assessments by Unit Type: \$130/lot for 2014, There are 96 single family lots and 24 townhome unit lots, all single family lots pay the same assessment, townhome units pay ½ the single family lot assessment. There are no special assessments at this time.

9. Annual Financial Statements: 2013 Profit and Loss and Balance Sheets on website.
10. Results of Financial Audit: Association financial records have not been audited. Financial records are maintained by: Savage Land Company, Inc. (see #2 above for contact information). Copies of all financial records will be provided upon request (email, phone, or mail, at no charge)
11. Insurance Policies: Declaration Pages for the current Liability Policy are on the website.
12. By-Laws/Articles/Rules/Regs: Association Bylaws, Articles, and Rules and Regulations are available upon request (email, phone, or mail at no charge) and on the website.
13. Minutes Board and Members Meetings: Minutes of last Member Meeting in 2013 and Board of Directors meetings are available on the website.
14. Governance Policies: 2014 Amended Governance Policies are available on the website