

Attention: Title Companies and Realtors

The Bear Mountain Homeowners Association, Inc. is a purely *voluntary* organization. By statutory definition, **Bear Mountain Homeowners Association is *NOT* a Common Interest Community, and therefore is *NOT* subject to the requirements of SB100.** (38_33.3_103 (8) C.R.S.). Although not required to do so, as a courtesy we voluntarily offer the following information for your use:

Our Covenants, recorded at Jefferson County, are available on the Internet at _____

Our Bylaws, recorded at the Colorado Secretary of State's Office, are available on the Internet at _____

We have no rules other than our Covenants, Bylaws and Articles of Incorporation. We have neither any Declarations (as defined in 38_33.3_103 (13) C.R.S.) nor any Party Wall agreements.

Minutes of the most recent annual meeting and minutes from any executive Board meeting within the last 6 months are posted on our Website at www.BearMountainHOA.com

Dues – The annual dues are \$25. Dues are a *voluntary* donation. Therefore, there are no liens for unpaid dues. Dues are used primarily to pay for communications, and expenses of neighborhood gatherings for discussing and dealing with the various issues that come up in any neighborhood, and to provide items for individual members to use, such as sprayers and herbicide to deal with noxious weeds.

Fees – There are *NO* homeowners' association fees for transfer, refinance, status, or special assessments.

Water and Sewer – All homes in the association are at least several miles away from any public or private water and sewer districts.

- All water comes from wells on each individual property.
- Sewage is handled via Individual Sewage Disposal Systems on each individual property.
- There is *NO* community water or sewage system, therefore there is *NO* water or sewer lien on any property in the area.

Escrow Balance, Working Capital, and Total Amount Due from homeowners – are *NOT* items that apply to this purely voluntary association. The association is solvent.

Yours,

President
Bear Mountain Homeowners' Association