

Dear Ken-Caryl Ranch Townhomes Homeowner,

February 25, 2016

The Colorado Common Interest Ownership Act requires common interest associations, such as Ken-Caryl Ranch Townhomes HOA, to disclose certain information to their members within 90 days after the end of the fiscal year. The following information is available at the office of the Association during regular business hours :

- A list of the current monthly assessments by unit type.
- A synopsis of the association's insurance policies and coverages.
- The association's Governing Documents, including:
 - The Condominium Declaration
 - The Bylaws
 - The Articles of Incorporation
- Minutes of the Annual General Membership meeting(s) during the last year
- Minutes of the Board of Directors meetings during the last year
- The association's Responsible Governance Policies
- The association's current operating budget
- The association's year-end financial statement for 2010
- The association's most recent audit or financial review

Annual Association Disclosure - Year 2015

The Name of the association is: KEN-CARYL RANCH TOWNHOME ASSOCIATION.

The association is physically located at: 16600 – 11901 Elk Head Range Road, Littleton, CO

The association's Official Address, Designated Agent and its Management Company is:

WESTERN STATES PROPERTY SERVICES, INC.
9145 E. KENYON AVENUE, SUITE 100
DENVER, CO 80237
PHONE: (303) 745-2220
FAX: (303) 745-3335

The association's Condominium Declaration of Covenants was recorded:

in: Jefferson County
on: June 20, 1978 (Master), April 20, 1970 (Supplemental)
at: Reception Number: 78059261 (Master), 79040260 (Supplemental)

The association's fiscal year begins January 1, of each year and ends December 31.

Sincerely,



Phillip Mills, President

Western States Property Services, Inc.

Managing Agents for Ken-Caryl Ranch Townhomes Association