

IRON HORSE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

ANNUAL DISCLOSURE

**Name and Address of Subdivision:**

Iron Horse Single Family Homeowners Association, Inc.  
P.O. Box 2132  
Montrose, CO 81402

**Designated Agent/HOA Management Company:**

Next Chapter Properties, LLC  
464 Main Street  
Delta, CO 81416

**Recording Information of Current Declaration:**

Date of Recording: May 26, 2006  
Reception Number: 755676  
Place of Recording: County of Montrose

**The fiscal year commences on January 1<sup>st</sup> of each year.**

**The following information can be found on the Association's website page at [www.ncprealestate.com](http://www.ncprealestate.com)**

1. All of the Associations bylaws, articles, CC&R's, rules and regulations
2. The Association's responsible governance policies adopted under section CRS 38-33.3-209.5
3. The minutes of all Board and Member meetings

**The following information is available to all Owners, at no cost to the Owner, with written notice to the management company:**

1. The Association's operating budget for the current fiscal year;
2. A list of the Associations' current regular and special assessments;
3. The Association's annual financial statements, including reserve amounts;
4. A list of the Association's insurance policies, including company name, policy limits, policy deductibles, additional named insureds and expiration dates.

