



DISCLOSURE REQUIREMENTS

[Colorado law requires that certain information must be compiled and ready for disclosure by March 31 annually. Such information can be disclosed by several methods, including publishing it in this Handbook]

I. Specific disclosures:

- a. The name of the Association: The Pelican Pointe Homeowners Association
Agent: Jean Ronald, CMCA, AMS
Weststar
(see mailing address, telephone, and email address below)
- b. The name of our management company:
Weststar
6795 E. Tennessee Ave., Suite 601
Denver, CO 80224
(720) 941-9200
jean@weststarmanagement.com
- c. The name of the Community:
Pelican Pointe
- d. For the Declaration of Covenants, Conditions, and Restriction of the Association, its recording date, reception number and book/page:
Recorded in Denver, Colorado, On July 6, 1998,
Reception No. 9800206859

II. Article IV of our Rules specifies which documents and records of the Association can be viewed by any homeowner in Pelican Pointe. Such viewing shall be preceded by reasonable notice to the management company, and by appointment, during normal business hours. The Association or its manager may impose a reasonable charge, payable in advance, to cover the costs of labor and copying costs. There are restrictions on the use of such records and information. See Article IV of our Rules for specifics.