

The Bridges at Black Canyon Homeowners Association
2016 Annual Disclosures
January 1st, 2016

The following information is provided to Members of the Bridges at Black Canyon Association pursuant to C.R.S 38-33.3-209.4:

1. **Name of the Association:** The Bridges at Black Canyon Homeowners Association Inc., A Colorado Nonprofit Corporation.
2. **The Bridges at Black Canyon Homeowners Association/Mailing and Physical Address:**
Mailing Address:
PO Box 534
Montrose, CO 81402
Office: 970-626-4314
Fax: 970-626-4314
Physical Address:
615 Clinton, Suite 201, Ridgway, CO 81432
Office: 970-626-4314
Fax: 970-626-4314
3. The Bridges at Black Canyon HOA does employ a Management Company named: Mountain Mansion Management, LLC. The Community Association Managers License # is RM.000001489.
4. The name of the common interest community managed by: Mountain Mansion Management, LLC is The Bridges at Black Canyon HOA.
5. The Bridges at Black Canyon HOA Fiscal year commences on January 1st
6. The Bridges at Black Canyon HOA Annual assessment rates for 2016 can be obtained on the website <http://www.montrosebridges.com> or from Mountain Mansion Management, LLC upon request. <http://mountainmansionmanagement.net>
7. The Bridges at Black Canyon HOA annual financial statements, Bylaws, CC&R's, Insurance, and meeting minutes can be obtained on the website <http://www.montrosebridges.com> or from Mountain Mansion Management, LLC upon request. <http://mountainmansionmanagement.net>
8. The initial General Declaration for Bridges at Black Canyon Homeowners Association was recorded October 3, 2003 at Reception No. 710229 in the records of Montrose County Recorder. Amended June 14, 2011 at Reception No. 825617.