



Hunters Point Homeowners Association
PO Box 49185
Colorado Spring, CO 80949

COMMON INTEREST COMMUNITY (CIC) DOCUMENTS RECEIPT AND DISCLOSURE TO BUYER Date: Buyer and Seller entered into a contract dated _____ between _____(Seller), and _____(Buyer), relating to the sale and purchase of the following described real estate in the County of El Paso, Colorado: _____(legal description) _____ known as: No. _____ Colorado Spring, CO 80919 Pursuant to Colorado law, §38-35.7-102, C.R.S.:

THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR SUCH COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNER'S ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN Colorado Revised Statutes 2019 Page 507 of 707 Uncertified Printout OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

The Buyer hereby acknowledges that the Buyer has received copies of the Declaration of Conditions, Covenants, Restrictions and Easements; Bylaws; Design Standards; and Policy Letters of the Hunters Point Homeowners Association in which the Property is located, and the Buyer understands these documents constitute an agreement between the Association and the Buyer. By signing this statement the Buyer acknowledges that the Buyer has read and understands the Association's Declaration of Conditions, Covenants, Restrictions and Easements; Bylaws; Design Standards; and Policy Letters. The Buyer also understands that by completing this purchase, the Buyer is responsible for paying assessments to the Association. If the Buyer does not pay these assessments, the Association could place a lien on the Property and possibly sell it to collect the debt. The Buyer also understands that any change to the exterior of the Property may be subject to architectural review and approval. Failure to secure such review and approval could be a violation of the Declaration and could result in remedial action being taken by the Association. This is not a Contract.

Buyer Acknowledgement: The Buyer acknowledges that the Buyer has received this Common Interest Community Documents Receipt and Disclosure to Buyer on _____ (date) and this document will be delivered to the Association.

Signed: _____
Signed: _____