

**Bradburn Townhomes Association
Annual Disclosure**

Association Name: Bradburn Townhomes Association

Managing Company:

Association and Community Management (ACM)
9250 W 5th Ave
Lakewood, CO 80226
303-233-4646 Fax 303-233-1018

Addresses of each Building:

3825-4384 W. 118th Place, Westminster, CO 80031
11805-11845 Stuart Place, Westminster, CO 80031
11869-11935 Quitman St., Westminster, CO 80031

Common Interest Community: Bradburn Townhomes Association

Declaration filing date: 5/16/2013

Adams County Reception Number: 2013000041534

You have the right, upon reasonable notice to ACM®, to review the following documents of the Association. Also available on the web site www.bradburntownhomes.com

- A list, by unit type, of the Association's current assessments, including both regular and special assessments.
- The annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure.
- The results of any financial audit or review for the fiscal year immediately preceding the current annual disclosure.
- A list of all insurance policies, including, but not limited to, property, general liability, association director and officer professional liability, and fidelity policies. Such list includes the insurance company names, policy limits, policy deductibles, additional named insureds, and expiration dates of the policies listed.
- All association bylaws, articles and rules and regulations.
- The minutes of the executive board and member meetings for the fiscal year immediately preceding the current annual disclosure.
- The Association's responsible governance policies relating to: accounting records; collection of unpaid assessments; handling of conflicts of interest involving board members; conduct of meetings; enforcement of covenants and rules, including notice and hearing procedures and the schedule of fines; inspection and copying of Association records; investment of reserve funds; and procedures for the adoption of policies, procedures, and rules.