

Dear Ridge at Tamarac Homeowner,

February 1, 2011

W The Colorado Common Interest Ownership Act requires common interest associations, such as the Ridge At Tamarac, to disclose certain information to their members within 90 days after the end of the fiscal year. This information is available at the office of the Association during regular business hours or on the web site.

Annual Association Disclosure - Year 2010

S The association is physically located at 8040 E. DARTMOUTH AVENUE (Units 1 – 23), 8080 E. DARTMOUTH AVENUE (Units 24 – 46) and 3107 – 3195 S. ULSTER STREET, DENVER, CO.

The Association's Official Address, Designated Agent and its Management Company is:

P WESTERN STATES PROPERTY SERVICES, INC.
9145 E. KENYON AVENUE, SUITE 100
DENVER, CO 80237
PHONE: (303) 745-2220
FAX: (303) 745-3335

S The Association's web site is www.ridgeattamarac.com

The Association's Condominium Declaration of Covenants was recorded:

in: Denver County
on: September 23, 1998
at: Reception Number 9800158405

The association's fiscal year begins January 1, of each year and ends December 31.

- A list of the current monthly assessments by unit type.
Each unit pays \$140.00 per month during 2010
- A synopsis of the association's insurance policies and coverages.
- The association's Governing Documents, including:
 - The Condominium Declaration
 - The Bylaws
 - The Articles of Incorporation
- Minutes of the Annual General Membership meeting(s) during the last year
- Minutes of the Board of Directors meetings during the last year
- The association's Responsible Governance Policies
- The association's current operating budget
- The association's year-end financial statement for 2010
- The association's most recent audit or financial review

Sincerely,

Phillip Mills, President
Western States Property Services, Inc.
Managing Agents for the Ridge at Tamarac Homeowners Association