

Dear Centre Pointe Station Homeowner,

February 1, 2011

The Colorado Common Interest Ownership Act requires common interest associations, such as Centre Pointe Station, to disclose certain information to their members within 90 days after the end of the fiscal year. **The following information is available at the office of the Association during regular business hours or may be viewed on-line at:**

[www.centrepointestationcondos.com](http://www.centrepointestationcondos.com) :

Annual Association Disclosure - Year 2010

The Name of the association is: CENTRE POINTE STATION  
CONDOMINIUM ASSOCIATION, INC.

The association is physically located at: 4600 E. ASBURY CIRCLE, DENVER, CO.

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

WESTERN STATES PROPERTY SERVICES, INC.

9145 E. KENYON AVENUE, SUITE 100

DENVER, CO 80237

PHONE: (303) 745-2220

FAX: (303) 745-3335

The association's Condominium Declaration of Covenants was recorded:

in: Denver County

on: April 3, 2004

at: Reception Number 2004098341 & 20044098343

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.
- 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
  - Rules and Regulations
- 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 Centre Pointe Station Condominiums

**Western States Property Services. Inc.**

9145 E. Kenyon Avenue, Suite 100 • Denver, Colorado 80237 • 303-745-2220 • Fax: 303-745-3335