

Information for Home Seller's Policy Country Club Heights Homeowners Association

Purpose:

To comply with Colorado Common Interest Ownership Act (CCIOA) regulations – HB 38-33.3-101 thru 402 (inclusive) as of Aug. 9, 2022 the following information shall be provided to the buyer of a home in a Common Interest Community by the seller.

1. Copy of all governing documents:
 - a. Declarations (CC&Rs)
 - b. Articles of Incorporation
 - c. Bylaws
 - d. Policies, Rules and Regulations
2. Insurance policy information
3. Most recent financial documents:
 - a. Financial Statement
 - b. Budget
 - c. Financial review report
 - d. Reserve Fund balances
4. Reserve fund study
5. Current assessments for dues, special assessments, or reserve funds
6. Minutes of recent Annual Meeting, Special meetings and B.O.D. meetings (one year)
7. Purchaser's estimated assessments due at closing of escrow

Request for Records:

Contact the association's Secretary and ask for a Home Sellers Document Kit. The kit consists of this policy document and a Home Seller's Information Letter which is updated annually. Both can also be found on our website.

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Resource schedule:

1. Items 1 through 6 above can be viewed and downloaded from the Country Club Heights Homeowners Association website at <https://www.country-club-heights-hoa.org>.
2. Home Seller's Information Letter (annual)

Other general information:

1. Refer to Dept. of Regulatory Affairs HOA Center website at <https://dre.colorado.gov/hoa-center>.
2. Review the article "Buying a Home in an HOA" <https://dre.colorado.gov/buying-a-home-in-a-hoa>.