

Knolls Village Townhouse Association
2701 East Geddes Place
Centennial, CO 80122
303-796-0540
www.knollsvillage.com

Effective January 1, 2019

For HOA status requests, please email bookkeeper@knollsvillage.com

Legal Description:

Knolls West, filings 2, 3 & 4

Association:

- 374 units, PUD, fee simple
- Self-managed
- All common areas are complete and not subject to additional phasing
- Control of the HOA was turned over to unit owners on 10/09/1979
- Common amenities include 1 clubhouse, 1 outdoor pool, 1 set of tennis courts.

Insurance: NO MASTER POLICY

- General Liability (\$2,000,000/\$1,000,000) \$500 deductible for Building and Business Personal Property
- Umbrella (\$1,000,000) \$5,000 deductible any one occurrence
- Directors and Officers Liability (\$1,000,000) \$1,000 retention per claim
- Crime Policy (\$500,000) \$5,000 deductible
- Contact: Cherry Creek Insurance Agency, 720-212-2051

Monthly maintenance fee: \$160.00

The maintenance fee is due on the first of each month and becomes delinquent on the 15th. Fees are \$145.00 per month plus \$15.00 for the exterior painting fee. Exteriors are painted on a 6-year rotation.

Included in monthly fee:

Water (Denver Water); weekly trash removal and bi-weekly recycling; common area maintenance; snow removal; exterior painting; use of pool, tennis courts and clubhouse. See Association's Governing Documents for more information and details.

NOT included in monthly fee:

Sewer (City of Englewood) and dwelling insurance. Owner is responsible for insuring the structure(s) and contents as if a single family unit.

Real Estate Signs:

Signs are not permitted in/on front yard, on porches or in the townhouse windows. Signs are only permitted behind the unit in the driveway area next to the sidewalk leading to garages.

Reserves: Not transferable.