

**Gold Run Summary of Disclosure items at the closing the each and every unit in the Association**

- 1. At the closing of each sale, of each unit of Association, the Association Levies and establishes a reserve assessment on such selling Unit in an Amount equal to 3 months of payments of the general assessment then In effect with respect to each unit. The reserve assessment shall be in Addition to any assessment otherwise due. The Reserve Assessment shall Be due and payable, and shall be collected and paid at the closing of the Sale of each unit. [The payment is non-refundable].**
- 2. Transfer fee \$95**
- 3. Packet fee \$15**
- 4. A special assessment is proposed for 2009 for fire sprinklers, and alarms for common hallways, patios, decks. Firm bids are being evaluated. Proposed assessments will average \$3,000 to \$6,000 per unit subject to whether it is a 1, 2 or 3 bedroom unit. The assessments will be charged to each unit regardless of whether the unit has sprinklers or not. An updated survey letter will be sent to all owners for there response in the near future.**