

PUBLIC DISCLOSURES

RED MOUNTAIN RANCH OF GUNNISON COUNTY ASSOCIATION, INC.

**P.O. Box 399
Crested Butte, CO 81224
(970) 349-2773**

www.redmountainranch.net

Manager

Toad Property Management, Inc.
(Gordon and Angela Reeves)
P.O. Box 2776
Crested Butte, CO 81224
Phone & Fax: (970) 349-2773
gordon@wildernessways.com

Red Mountain Ranch

Declaration of Protective Covenants of Red Mountain Ranch recorded January 12, 1996 in Book 776 at Page 821 of the Gunnison County records.

Amendment to Declaration of Protective Covenants of Red Mountain Ranch recorded in Book 786 at Page 307 of the Gunnison County records.

Second Amendment to Declaration of Protective Covenants of Red Mountain Ranch recorded in Book 792 at Page 17 of the Gunnison County records.

Third Amendment to Declaration of Protective Covenants of Red Mountain Ranch recorded as Reception No. 473288 of the Gunnison County records.

Fourth Amendment to Declaration of Protective Covenants of Red Mountain Ranch recorded as Reception No. 521873 of the Gunnison County records.

Insurance Policies

Scottsdale Insurance Company
Commercial General Liability
Policy Period: June 22, 2006 to June 22, 2007
Limit of Liability: \$1,000,000

Great American Insurance Group
Non-Profit Organization Executive Protection and Employment Practices Liability Ins.
Policy Period: May 6, 2006 to May 6, 2007
Limit of Liability: \$1,000,000

Accounting

Fiscal Year: January – December
Annual Assessments: \$2,500 per lot
\$1,250 per lot for associate members (road expenses only)

Operating Budget is available at www.redmountainranch.net

Copies of balance sheets-income tax basis of Red Mountain Ranch of Gunnison County Association, Inc., as of December 31, 2005 and the related statements of revenue and expenses and changes in fund balance as prepared by Douglas B. Gorman, P.C., Certified Public Accountant can be viewed on www.redmountainranch.net

Also the following documents can be viewed at www.redmountainranch.net:

- Articles
- Bylaws
- Rules and Regulations
- Minutes of Member Meetings
- Minutes of the Board of Managers

Hard copies of the above documents can be obtained from Toad Property Management, Inc. at the above address.