

ETTA PLACE TOO CONDOMINIUM ASSOCIATION, INC.
2023 ANNUAL DISCLOSURES
January 01, 2023

The following information is provided to Members of the Etta Place Too Condominium Association, Inc., ("EPTCA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Etta Place Too Condominium Association, Inc., a Colorado nonprofit corporation.
2. EPTCA's mailing and physical address is:
Mailing Address:
P.O. Box 3071
Telluride, CO 81435
Physical Address:
370 S. Mahoney Drive
Telluride, CO 81435

Phone: (970) 728-5515
Fax: (970) 728-1415
Web: www.jarmikproperties.com
Email: jbalkind@hotmail.com
3. EPTCA does employ a management company named Jarmik Property Management, Inc.
4. The name of the common interest community managed by Jarmik Property Management, Inc. is "Etta Place Too Condominium Association, Inc."
5. The initial General Declaration for Etta Place Too Condominium Association was recorded on July 31, 1986 in Book 428 at Page 960 in the records of the San Miguel County Recorder. The First Certificate of Amendment was recorded on August 13, 1986 in Book 429 at page 222. The General Declaration and First Certificate of Amendment are available on the Jarmik Property Management, Inc. website in "Governing Documents" division of the Etta Place Too section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. EPTCA's fiscal year commences on January 1.
7. EPTCA's monthly assessment rates for 2023 can be found on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
8. EPTCA's annual financial statements are available on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
9. Copies of EPTCA's insurance policies are available on the Jarmik Property Management, Inc. website under the "Insurance" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.