



This document is intended to facilitate the purchase or sale of a home in Westridge Estates PUD, Association ID 19891052888, Formed 05/16/89, Fort Collins, CO. Please if you are selling your home share this information with your broker to help expedite closing.

The most common documents requested for home sale/purchase transactions are publicly available on the website: www.westridgeestates.net under the tab “Documents.”

This includes:

- Bylaws
- Covenants/CC&Rs/Declarations
- Governance Policies and Guidelines
- Annual meeting minutes – HOA and PID includes finances and budget
- Westridge Estates HOA Board meeting minutes (last 2 meetings) includes finances and budget
- Insurance Policy
- Secretary of State - Certificate of Good Standing
- Platt overviews

Reserve Study: The HOA does not have a reserve study. * Per Colorado Revised Statute 38-33.3-303, a reserve study is not required as revenue/expenses do not exceed \$250,000.

Westridge Estates is a non-profit entity and HOA is self managed by the homeowners. The neighborhood streets and plowing are maintained through the Westridge Estates PID and are paid through property taxes. There is no Master Association. If additional documentation is required or questions arise, please contact the Westridge Estates Board Secretary at secretary@westridgeestates.net

Westridge Estates Fee Structure

Property transfer fee

\$365 - please remit with a copy of the deed, and contact information for buyers including phone number(s) and email(s) so we can set them up in our systems.

Mail to: Westridge Estates HOA, 5198 Westridge Dr., Fort Collins, CO

Annual dues

\$200 Annual dues are payable on or before the first of each year

There are no special assessments. Common area maintenance is included. Water and sewer are not.

Miscellaneous Links

Articles of Incorporation – Westridge Estates PUD - Colorado SOS Document Service

Secretary of State Records -[https://www.sos.state.co.us/biz/BusinessEntityHistory.do?](https://www.sos.state.co.us/biz/BusinessEntityHistory.do?quitButtonDestination=BusinessEntityDetail&pi1=1&nameTyp=ENT&masterFileId=19891052888&entityId2=19891052888&srchTyp=ENTITY)

[quitButtonDestination=BusinessEntityDetail&pi1=1&nameTyp=ENT&masterFileId=19891052888&entityId2=19891052888&srchTyp=ENTITY](https://www.sos.state.co.us/biz/BusinessEntityHistory.do?quitButtonDestination=BusinessEntityDetail&pi1=1&nameTyp=ENT&masterFileId=19891052888&entityId2=19891052888&srchTyp=ENTITY)

Larimer County Property Search <https://www.larimer.org/assessor/search#/property/>