

*Platte River Ranch Filing No. 1 Homeowners Association, Inc.
c/o Overlook Property Management, Inc.
6860 S. Yosemite Court, Suite 2000
Englewood, CO 80112*

December 17, 2021

Owners

Platte River Ranch Filing No. 1 Homeowners Association, Inc.

Re: Special Assessment to Fund Hail Repairs

Dear Owner(s):

As you know, the Association sustained severe hail damage, as discussed at the recent special assessment meeting. Unfortunately, all of the Units in the community which are currently sided with vinyl siding were damaged beyond repair and, per the Association's insurer, such Units will require a complete vinyl rap replacement to repair the damage. A claim was filed with the insurance company and, although the claim is covered, it is below the 5% wind and hail deductible.

A special assessment budget ratification meeting was held on December 6, 2021 to secure funds for the repair. The proposed special assessment budget passed, as the required veto standard was not met. Based on that meeting, each Lot is being assessed a mandatory \$4,200.00 special assessment. The special assessment and payment will be due and owing by January 31, 2022. Payments not received by February 15, 2022 will be deemed late. Please see the enclosed invoice. Please note, the total amount due box includes the January 2022 monthly assessment of \$140.00, any past due balance, and/or any credit balances that are reflected on your account. To review your account balance please register for your website at www.overlookproperty.com. Payment plans will be considered on a case-by-case basis. Please email the Association's manager, Jennie Heinze, at Overlook@overlookproperty.com with any requests for payment plans.

If your individual homeowner's insurance policy includes Loss Assessment Coverage, it should provide coverage for the amount of the special assessment. We encourage you to contact your personal homeowner's insurance company to verify your Loss Assessment Coverage. You may present this letter to your individual homeowner's insurance carrier as documentation for your share of the loss that needs to be paid. Your agent can visit the website at www.overlookproperty.com for all the necessary insurance documents and a copy of this letter.

Please note, if you have additional damage to your Unit which is not an Association maintenance obligation, i.e. windows, it is recommended that you also present this claim to your insurer for a determination of coverage.

After visiting the website if you should you have any additional questions or concerns you may contact any one of the current Board members or the Association's Manager, Jennie Heinze, at 303-991-2199 or Overlook@overlookproperty.com.

Sincerely,

Platte River Ranch Filing No. 1 Homeowners Association, Inc.
Board of Directors