

**SELLER'S ORIGINAL**

**RECEIPT AND ACKNOWLEDGMENT**

**PURCHASER'S HANDBOOK**

**THE PINNACLE AT CITY PARK SOUTH**

Purchaser(s) acknowledges receipt of The Pinnacle at City Park South Purchaser's Handbook, and the contents therein as listed on the attached Table of Contents, on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, for Condominium Unit \_\_\_\_\_.

Purchaser(s) also acknowledges that the following Property Reports and/or documents are available for review and copying at the Project sales office:

1. Close Out Submittal Prepared By Environmental Demolition, Inc.; and
2. Phase I Environmental Site Assessment City Park South Condominium Property 1650 Fillmore Street Denver, Colorado 80206, dated March 17, 2005 and prepared by Cameron-Cole.
3. 2011 Association Financial Statement dated February, 2011 prepared by ACCU, Inc.

Seller's Agent:

Purchaser: \_\_\_\_\_

By: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Sales Agent: \_\_\_\_\_

**UPON EXECUTION BY PURCHASER(S), DELIVER TO:**

Real Capital Solutions  
1450 Infinite Drive, Suite E2  
Louisville, CO 80027

**THE PINNACLE AT CITY PARK SOUTH****PURCHASER'S HANDBOOK****TABLE OF CONTENTS****THE PINNACLE AT CITY PARK SOUTH**

1. Declaration of Condominium for The Pinnacle at City Park South, recorded on September 18, 2007 at Reception No. 2007145702 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

First Amendment to the Declaration of Condominium for The Pinnacle at City Park South, recorded on June 5, 2008 at Reception No. 2008077280 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Second Amendment to the Declaration of Condominium for The Pinnacle at City Park South, recorded on September 29, 2008 at Reception No. 2008133287 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Third Amendment to the Declaration of Condominium for The Pinnacle at City Park South, recorded on February 3, 2009 at Reception No. 2009011959 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Fourth Amendment to the Declaration of Condominium for The Pinnacle at City Park South, recorded on March 31, 2010 at Reception No. 2010034636 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

2. Condominium Map of The Pinnacle at City Park South, recorded on September 18, 2007 at Reception No. 2007145703 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

First Amendment to The Pinnacle at City Park South Condominium Map, recorded on June 5, 2008 at Reception No. 2008077281 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Second Amendment to The Pinnacle at City Park South Condominium Map, recorded on September 29, 2008 at Reception No. 2008133286 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Third Amendment to The Pinnacle at City Park South Condominium Map, recorded on February 3, 2009 at Reception No. 2009011960 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Fourth Amendment to The Pinnacle at City Park South Condominium Map, recorded on May 17, 2010 at Reception No. 2010053500 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Fifth Amendment to The Pinnacle at City Park South Condominium Map, recorded on February 2, 2011 at Reception No. 2011012236 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado

Sixth Amendment to The Pinnacle at City Park South Condominium Map, recorded on March 9, 2011 at Reception No. 2011026459 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado (unrecorded copy)

**THE PINNACLE AT CITY PARK SOUTH HOMEOWNERS ASSOCIATION, INC.**

3. Articles of Incorporation for The Pinnacle at City Park South Homeowners Association, Inc.
4. Bylaws of The Pinnacle at City Park South Homeowners Association, Inc.
5. Rules and Regulations for The Pinnacle at City Park South Homeowners Association, Inc.
6. Owner and Board Meeting Minutes
7. 2011 Association Budget
8. 2011 Assessment Schedule
9. A Citizen's Guide to Radon
10. Special Publication 43 - A Guide to Swelling Soils

(For additional homeowner association information please:

1. see [www.accuinc.com](http://www.accuinc.com)
2. go to the Resources tab and click Document Requests in the drop down menu
3. click on Document Requests in the first paragraph
4. enter "pinna" and a list of documents is made available – fees may apply)