

PUBLIC DISCLOSURES

PRISTINE POINT OWNERS' ASSOCIATION, INC.

**P.O. Box 504
Crested Butte, CO 81224
(970) 349-2002
www.meridianlake.com**

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

Pristine Point at Crested Butte

Declaration of Protective Covenants for Pristine Point at Crested Butte recorded October 8, 1997 as Reception No. 478906 of the Gunnison County records.

Insurance Policies

American Family Mutual Insurance Company
Commercial General Liability
Policy Period: January 12, 2005 to January 12, 2006
Limit of Liability: \$2,000,000

American Family Mutual Insurance Company
Directors and Officers
Policy Period: January 27, 2005 to January 27, 2006
Limit of Liability: \$1,000,000

Accounting

Fiscal Year: January – December
Annual Assessments: \$600 per lot (invoiced quarterly)
\$300 for Lots 17A and 17B (invoiced quarterly)

Operating Budget is available at www.meridianlake.com

Copies of balance sheets-income tax basis of Pristine Point Owners' Association, Inc., as of December 31, 2004 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.meridianlake.com

Also the following documents can be viewed at www.meridianlake.com:

- 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.