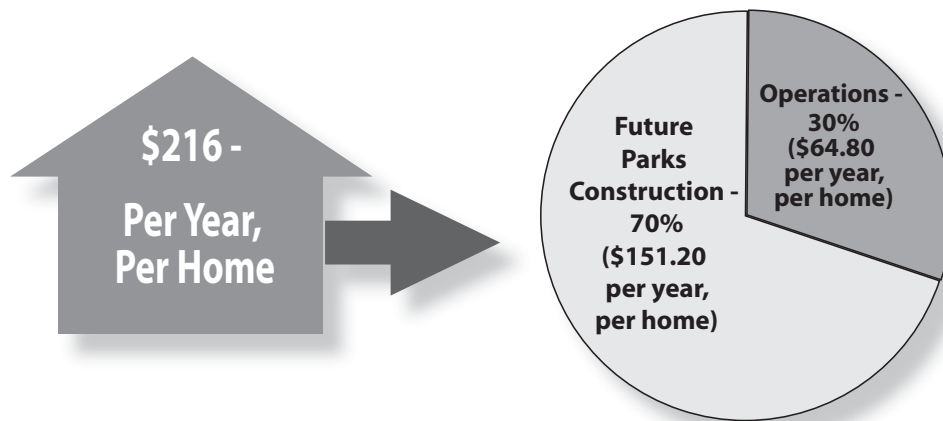




*The Castle Pines North (CPN) Master Association is a community-wide HOA that unifies and represents all the individual neighborhoods within the community, while enhancing the overall quality of life for residents. The CPN Master Association services are funded by annual dues, which are paid separately from neighborhood HOA dues. Annual dues to the Master Association are \$216 and are divided into two segments. Dues are used to support Master Association activities and interests (30 percent of dues) and the Castle Pines Parks Authority (70 percent of dues), which oversees the construction of future parks in the community.*

## 2008 MASTER ASSOCIATION SERVICES AND DUES



## 2008 MASTER ASSOCIATION OPERATIONS

### **Administrative, Financial & Legal**

\$17.75 per year, per home  
\$1.48 per month

This includes the support of administrative and financial operations of the Master Association.

### **Communications**

\$29.17 per year, per home  
\$2.43 per month

The Master Association communicates important information to the community via newspapers (*The Connection*), website, community e-mail alerts, and new resident welcome coffees.

### **Social Events**

\$5.40 per year, per home  
\$0.45 per month

Residents in the CPN community enjoy Master Association-sponsored events throughout the year including the summer movie and concert in the park; the annual garage sale; a booth at Octoberfest; and the holiday carriage rides.

### **Community Improvement Projects**

\$6.17 per year, per home  
\$0.51 per month

The Master Association utilized community improvement funds in 2006-2007 to explore the feasibility of the incorporation of Castle Pines North. None of these funds were used to produce "pro" incorporation materials. These funds will not be used toward incorporation efforts in 2008.

# CPN Master Association Documents Available

The Master Association has published the following documents on its website [www.cpnhoa.org/master](http://www.cpnhoa.org/master). Homeowners without web access may obtain copies by contacting the Master Association at 303-482-3078. Local neighborhood HOA documents are available separately through the neighborhood HOA's management company. Find information about local HOAs at [www.cpnhoa.org](http://www.cpnhoa.org).



<b>Disclosures</b>	The website contains a one-page directory of the required homeowner disclosures, including: the association's legal name, management and board contact information, official Douglas County recording references for governing documents, meeting minutes, annual budget, and financial statements.
<b>Operating Policies</b>	The Master Association's operating policies include: adopting policies, collections, meetings, director conflict of interest, enforcement, Association records and the investment of reserve funds.
<b>Governing Documents</b>	The association's governing documents are available for current and prospective homeowners: Articles of Incorporation, Declaration of Covenants, By Laws, and Design Guidelines.

## What is the Difference Between Other HOAs and the Master Association?

### Other Neighborhood HOAs -

**Neighborhood HOAs serve specific subdivisions within Castle Pines North -**

The CPN community consists of more than 30 individual neighborhood HOAs, each with its own Board of Directors, set of covenants, management company and dues. Each board determines the priorities for its particular neighborhood.

The services provided by individual HOAs vary, but may include: trash collection, maintenance of common areas, pools, clubhouse, and other facilities, neighborhood social events, and the oversight of covenants and architectural guidelines. Town homes, patio homes and gated neighborhoods typically have additional property and maintenance associations, services and dues.

For more information about specific neighborhood HOA dues and services, visit [www.cpnhoa.org](http://www.cpnhoa.org) or contact the neighborhood's management company.

### CPN Master Association -

**The CPN Master Association unifies and represents the entire community -**

The Master Association serves CPN residents in a variety of roles to enhance the quality of life in the community, including: communicating important information to the entire community, providing funds for community improvements, adding to the community's capital fund for future parks, spearheading efforts of community volunteers such as the CPN Safety Committee, and sponsoring community-wide events throughout the year.

While the Master Association contributes funds to building new community amenities, the Master Association does not own or maintain any property. New parks are built by the Castle Pines Parks Authority, existing parks are maintained by the Metro District, and neighborhood pools and clubhouses are maintained by respective HOAs.

To learn more about the role of the Master Association, please visit [www.cpnhoa.org](http://www.cpnhoa.org).