

# PVOHOA DISCLOSURE CERTIFICATE

To: All Interested Parties  
From: Prado Valley One HOA (Association)  
Re: Units 14 & 15 Subdivision

Pursuant to the New Mexico Homeowners Association Act, it is hereby certified that as of the date hereof:

1. The governing documents for the Subdivision do not create any rights of first refusal or other restraint on free alien-ability of any of the subdivided lots.
2. The amount of the monthly common expense assessment and any unpaid common expense or special assessment currently due and payable from the selling lot owner are listed below:
  - Annual common expense assessment: \$225.00 base fee
  - Assessment in arrears \$25
  - Other Charges: \$100 per residential driver
  - Other Charges: \$100 in case of a cottage industry that generates traffic
  - Other Charges: one time fee of \$200 for construction traffic
  - Total Due: varies depending on how many of the 'Other Charges' apply
3. There are no other fees payable by owners of lots.
4. A list of capital expenditures anticipated by the Association and approved by the board for the current fiscal year and the two next succeeding years is attached as Exhibit A.
5. As of the date of this Certificate, there is an outstanding balance in the reserve for capital expenditures of approximately **\$0**. Of that balance the reserve for capital expenditures has been designated by the Board of Directors for the specific projects identified on Exhibit A.
6. Exhibit B is a copy of the most recently regularly prepared balance sheet and income and expense statement of the Association. Exhibit C is the current operating budget of the Association.
7. There are no unsatisfied judgments against the Association.
8. The Association maintains directors and officers liability coverage, as required by the Association's bylaws.
9. There are no leasehold estates interests affecting the Association.
10. The contact person and contact information for the Association is:
  - Mike Stotts, President
  - Sherry Malone, Vice President
  - Cindy Valdez, Secretary/Treasurer

Address: Prado Valley One HOA  
PO Box 105  
Abiquiu, NM 87510

The information contained in this Disclosure Certificate is based on the best knowledge and belief of the Association, and is current as of the date hereof.

**Prado Valley One HOA**

**EXHIBITS**

Exhibit A:

List of all capital expenditures anticipated by the Association for the current fiscal year: **NONE**

Reserve for capital expenditures that has been designated by the Board of Directors for the specific projects: **NONE**

Exhibit B:

Copy of the most recently prepared balance sheet and income and expense statement of the Association: Available upon member request.

Exhibit C:

Current operating budget of the Association: PVOHOA does not have an operating budget.

Exhibit D:

Governing Documents: These documents can be found online on the Associations web site: [www.pradovalleyonehoa.com](http://www.pradovalleyonehoa.com)

I hereby acknowledge that I received this Disclosure Certificate on

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

I hereby acknowledge that I have received and read the information contained in this

Disclosure Certificate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

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