

Indexing note:

Index in the grantee's index under "Confluence at Two Rivers" (the name of the Community) and "Confluence at Two Rivers Community Association, Inc." (the name of the association) and in the grantor's index under "FCAP Confluence, LLC" and the names of each person executing this document.

NOTICE

Regarding Confluence at Two Rivers, a planned community

- Subjects:** Disclosure of documents and other information of Confluence at Two Rivers.
- Purpose:** 1) To provide notice of and disclose certain documents and information of the Community; and
2) Through this notice, to promote the interests of the Owners and occupants of the properties subject to the Declaration.
- Authority:** The recorded Declaration for Confluence at Two Rivers, a planned community, as recorded in the records of the Clerk and Recorder of the County of Eagle, Colorado (the "Declaration"), and Colorado law.
- Properties Affected:** All Real Estate within the County of Eagle, State of Colorado, as made subject to the Declaration.
- Effective Date:** November 01, 2025.
- Notice:** CCIOA.

The Community is subject to the Colorado Common Interest Ownership Act.

Disclosure of Documents and Other Information.

The Association discloses the following:

1. The name of the entity to govern and operate Confluence at Two Rivers is the Confluence at Two Rivers Community Association, Inc.
2. The name of the community is Confluence at Two Rivers.
3. The date on which the fiscal year commences is January 1.
4. The following information may be obtained by contacting the Association's principal office and/or registered agent of the Association, as maintained by the Association at the office of the Colorado Secretary of State:
 - a. The name of Association's designated agent or

- management company, if any;
- b. The physical address and telephone number for both the Association and the designated agent, management company, or bookkeeper, if any;
- c. The initial recording date of Declaration and other or related recording information;
- d. The current operating budget;
- e. A list, by unit type, of current assessments, including regular and special assessments;
- f. Annual financial statements, including amounts in reserve for the preceding fiscal year;
- g. The results of any financial audit or review for the preceding fiscal year;
- h. A list of Association insurance policies;
- i. The Declaration;
- j. The Bylaws;
- k. The Articles of Incorporation;
- l. Rules, Regulations and Governance Policies governing the owners and the Community; and
- m. Minutes of Board and Member meetings for the preceding fiscal year.

Association's Agent.

The Association's agent for management of the properties subject to the Declaration, if engaged, may be contacted at the Community or through the principal office and/or registered agent of the Association. The principal office and/or registered agent are to be maintained by the Association at the office of the Colorado Secretary of State.


Supplemental to Law.

The provisions of this Notice are in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.

**Declarant's
Certification:**

The undersigned Declarant certifies that the foregoing Notice was approved and adopted.

FCAP Confluence, LLC,
a Colorado limited liability company

By: 
Printed Name: Michael Pearson
Title: Manager

Michael Pearson

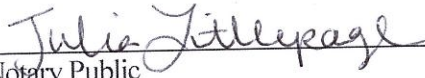
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 1st day of November, 2025, by MIKE PEARSON, as Manager of FCAP Confluence, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 4/17/2029.

JULIA LITTLEPAGE
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20254015313
My Commission Expires 4/17/2029


Notary Public

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