

Dear Dakota Ridge Commons Owner,

February 6, 2011

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The Colorado Common Interest Ownership Act requires common interest associations, such as Dakota Ridge Commons, to disclose certain information to their members within 90 days after the end of the fiscal year. The following information is available at the office of the Association during regular business hours.

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Annual Association Disclosure - Year 2010

The Name of the association is: DAKOTA RIDGE COMMONS PROPERTY OWNERS ASSOCIATION, INC.

The association is physically located at 13976 to 13988 W. BOWLES AVENUE, LITTLETON, CO

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The association's Official Address, Designated Agent and Management Company is:

WESTERN STATES PROPERTY SERVICES, INC.
9145 E. KENYON AVENUE, SUITE 100
DENVER, CO 80237

PHONE: (303) 745-2220

FAX: (303) 745-3335

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The Association's Condominium Declaration of Covenants was recorded

in: Jefferson County
on: December 3, 2004
at: Reception Number F2137757

The association's fiscal year begins January 1, of each year and ends December 31.

The following documents can be viewed and copied at the Managing Agent's office or on the Association's web site, www.dakotaridgecommons.com :

- A list of the current monthly assessments by unit type.
- A synopsis of the association's insurance policies and coverages.
- The association's Governing Documents, including:
 - The Condominium Declaration
 - The Bylaws
 - The Articles of Incorporation
- Minutes of the Annual General Membership meeting(s) during the last year
- Minutes of the Board of Directors meetings during the last year
- The association's Responsible Governance Policies
- The association's current operating budget
- The association's year-end financial statement for 2010
- The association's most recent audit or financial review

Sincerely,

Phillip Mills, President
Western States Property Services, Inc.
Managing Agents for Dakota Ridge Commons