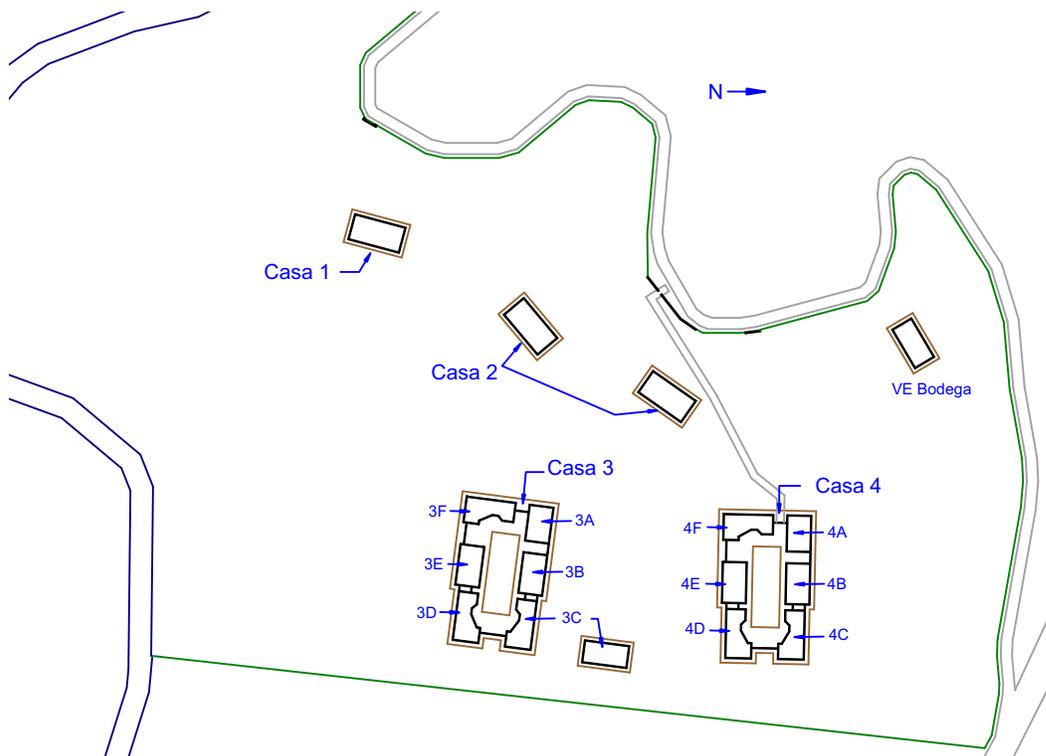


Valle Encantado Condominium

Sales and Ownership Policy

Valle Encantado is chartered as a Residential Condominium with the Cuenca Municipality. Only residential usage of all VE buildings is permitted.

We have 14 residences. Two are free-standing houses, Casa 1 and Casa 2. The other 12 residences are one-bedroom apartments, surrounding the open courtyards of Casa 3 and Casa 4. The 14 residences are separately owned and titled. Each residence has a limited amount of exclusively owned land surrounding it. The remainder of the land is owned in-common by the 14 residence owners.



There are three large Bodega buildings. One is owned with Casa 2, another with Apt 3C. The third, the VE Bodega, is in permanent usage by the condominium as a utility building.

Condo Fees and Voting Rights

The Valle Encantado charter provides 14 equal aliquots (monthly condo fees) and 14 equal voting rights for each of the 14 residence owners. The aliquot budget covers only the commons property, staff and services. Each residence owner is responsible for maintenance and insurance costs of their building(s), as well as maintenance of their “private area” land.

At this time (May 2019) the monthly aliquot for each residence is \$165. This is subject to change by action of the Owners’ Association.

The aliquot includes water and sewer for all residences. Internet, electricity and LP gas are billed monthly to each residence, separately from the aliquot.

The Valle Encantado charter authorizes the Valle Encantado Owners’ Association, and specifies how it must operate. Every owner is automatically a member of the VEOA, and has one equal vote of the 14 total. The Owner’s Association has the responsibility to develop and maintain its own ‘Internal Rules’, and to set operating budgets, aliquotas, and special assessments.

Administration

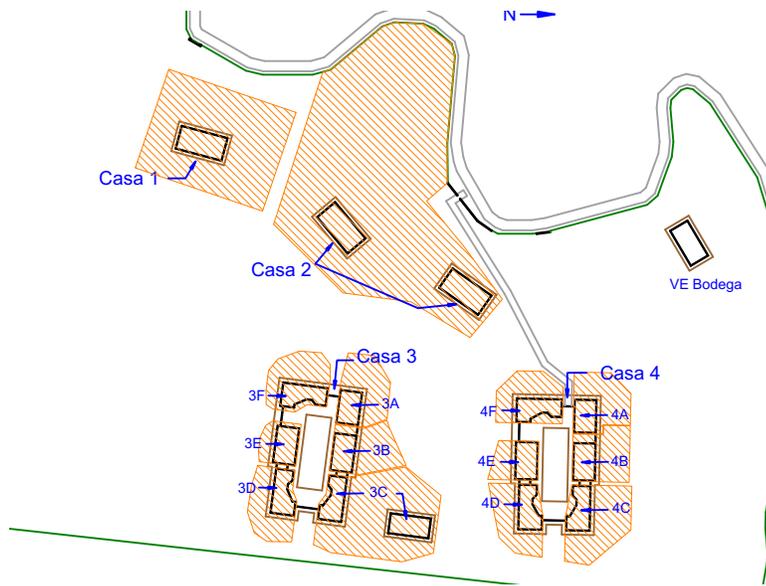
Valle Encantado contracts with an outside administration company, which provides staff oversight, financial accounting, and legal assistance.

VEOA Philosophy

We pattern Valle Encantado as a suburban, residential neighborhood — avoiding patterns typical of high-rise urban condos. We have nearly 3/4 acre of land per residence, so we are able to give private space to each residence that is greater than its “exclusively owned” area. We allow considerable freedom for owners to decorate, adapt, and maintain their respective building(s) and private areas.

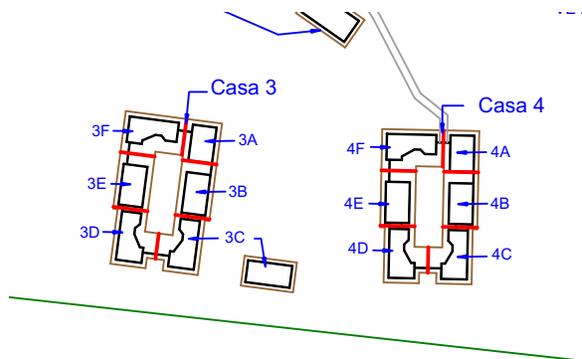
Private Areas

Regardless of the size and location of exclusively owned land for each residence, the VEOA’s Internal Rules define “Private Areas” for each. The size and location of these private areas are shown on the following drawing (orange-color areas).



Apartment Boundaries

The drawing below shows the physical boundaries of the 12 apartments (separated by red lines). As mentioned earlier, each residence is responsible for maintenance and insurance costs of their building(s) – this drawing illustrates the extents of that responsibility.



Vehicle Parking

Casa 1, Casa 2, and Apartment 3C each have private vehicle parking space. The other 11 apartments use parking spaces located on the commonly owned land of the condominium. It is the responsibility of the VEOA to develop policies regarding usage of these spaces.