

**Tiffany Homeowner's Association, Inc.**

P.O. Box 3392

Littleton, CO 80161

[Tiffany.hoa@comcast.net](mailto:Tiffany.hoa@comcast.net)

**Welcome to the Tiffany Homeowners Association**

The Tiffany neighborhood is located in Centennial, CO, north on Dry Creek between Colorado Blvd. and University Blvd. It is a community of 153 homes; it is a Covenant Controlled Community with an active ACC. Our largest assets are our fence along Dry Creek, our two main entrances, three entrances to the greenbelt and our amazing neighborhood park.

As a new owner in the Tiffany neighborhood, you are also automatically a member of the Tiffany Homeowners Association (THOA) and are required to acknowledge this by completing the attached document.

There are no Special Assessments currently required for THOA members and there never have been any Special Assessments in Tiffany to date. There are no current plans for any Special Assessments due to the careful management of our Association by dedicated volunteers over the years. As of March 2018, we have just over \$120,000 in savings. We have a detailed asset replacement schedule in place and our savings are for such asset replacements. We are a self-managed organization, with no professional management staff, only volunteers from the neighborhood.

Our yearly HOA dues are \$232.96 and are payable in January. The dues is used primarily for the maintenance of our Common Areas. No homeowner utilities, homeowner services, or other homeowner property specific are included in our HOA dues.

Our Real Estate status letter is \$50 payable to Tiffany HOA  
Our property transfer fee is \$250 payable to Tiffany HOA

Our ACC may place fines on property from time to time for homes that are in violation of our ACC Covenants. Please check with our Board or ACC Chair to see if the home in which you are purchasing has any outstanding ACC violations or fines.

As a Member, you are required to read the legal documents related to the THOA, specifically including the 1979 Declaration of Covenants, Conditions, and Restrictions and Architectural Control that are located on our Web site ([www.tiffanyhomeowners.org](http://www.tiffanyhomeowners.org)) and can be provided on request for your information only.

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**Acknowledgement:**

We have reviewed the THOA documents, including those referenced above, and agree to, at a minimum:

- Pay your required HOA annual dues in a timely manner
- Consider volunteering your time to THOA as a Board or Committee Member
- Consult with the ACC on any issues related to your home improvements
- Be considerate of your neighbors and work with all of us to maintain our property values as a part of this association.

**Signed:** (Return a copy via e-mail [tiffany.hoa@comcast.net](mailto:tiffany.hoa@comcast.net) or via regular mail PO Box 3392, Littleton, CO 80161)

Street Address: \_\_\_\_\_

Homeowner 1

Homeowner 2

Signatures: \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Do you agree to include your contact information in the Tiffany Directory?

Yes

No

Yes

No

(This resident contact info is held confidential and distributed only to THOA members and is intended to be used for emergency or shared THOA related notification purposes only.)