River Renaissance Condominium Association, Inc. - Association Information

General Information	
Total number of units in project when completed	83
Move in - Move out fee	There is a Move In and Move Out refundable deposit of $300 . Move forms are required. There is a Capital Contribution equal to one month's fees due from buyer at closing. There is a $300 nonrefundable Leasing Fee for leased units.
Type of home	8 Story building.
Year built	2007
Developer/Builder	Scott Burns
Rubbish pick-up day	Tuesday and Friday
Does the homeowner contact the rubbish vendor directly for service?	No
Mowing Day	N/A
Is there a fire prevention system?	Yes
Is there an outdoor irrigation system?	Yes, for 2nd floor conservancy.
Is there extra storage available?	No
Is there controlled access in the common areas?	Yes
Total number of parking spaces at Association	90
Parking spaces per home	1
Type of parking for each home	Underground or street.
Guest parking location	City streets.
Guest parking restrictions	None
Is there on-site staff?	No
Contact information for on-site staff	None

Property Specifications	
Number of phases	2 Phase 1- Floors 1-7 Phase 2- 8th floor (Penthouses)
What facilities are included in the common areas?	Hallways, parking garage, river walk and 2nd floor green space.
Type of construction	Brick and spancrete
Number of buildings	1
Type of siding	Brick
Type of roof	Rock over rubber membrane.

Association Dues and Assessments	
The association has or has not approved a plan for levying certain common expense assessments against fewer than all the units according to Minnesota Statutes, section 515B.3-115, subsection e. If a plan is approved, a description of the plan is attached to this certificate.	
There are no extraordinary expenditures approved by the association, and not yet assessed, for the current and the two succeeding fiscal years except as follows:	N/A
There are no unsatisfied judgements against the association, except as follows (identify creditor and amount):	N/A
The association recommends/requires owners to purchase an HO-6 insurance policy	Yes
Special assessments	Yes, contact management company.
Assessments include	Common area insurance, electricity, heat, trash, water, sewer, wi-fi, basic cable, maintenance. See budget for itemized breakdowns.
The association does/does not have a blanket hazard insurance policy	Hazard insurance in force. Contact Agent. Insurance Agency: Trottier Insurance Group, Agent: Matt Mekenson, Phone: 262-652-7963, Email: mattm@trottieragency.com
How are the assessments billed?	Monthly
Assessments due date	1st
Additional dues	N/A
Is electronic payment available?	Yes

Listing and Selling Information	
Is the master association completed?	N/A
Has control of the HOA been transferred from the developer to the unit owners?	Yes
Is any part used for commercial purposes?	Yes
There is no right of first refusal or other restraint on the free alienability of the above unit(s) constrained in the declaration, bylaws, rules and regulations, or any amendment to them accept as follows:	None
There are no pending lawsuits to which the association is part of except as follows	None
The remaining term of any leasehold estate affecting the common interest community and the premises governing any extensions or renewal of it are as follows:	N/A
Does the association have any other restrictions?	None
Is there a pet policy?	Yes, please see rules and regulations.
Does the association have a lockbox policy?	Yes
Are rentals allowed by the association?	Yes and there is a $300 fee per lease. There are many rules in regards to a move in. Please ask owners to go to the website to review all and complete the necessary paperwork for moving in or out.
Is there a policy for satellite dishes?	Yes, seek Board approval.
Are open houses allowed by the association?	Yes
Are for sale signs allowed to be displayed on the property?	No
Does the association have the right to approve the buyer?	No