

Uniform Condominium/PUD Warranty Letter

CARRIAGE HOMES OF FOX RIDGE CONDOMINIUM ASSOCIATION

Fox Lake, Illinois
C/O American Community Management, Inc.
1908 Wright Blvd.
Schaumburg, IL 60193

The undersigned certifies that the following information concerning the above mentioned project is true to the best of his/her knowledge.

1. Type of Project: Condo PUD Attached Detached
2. Total number of units in the project: 184
3. Total number of units sold in the project: 184
4. Total number of units in the subject property's phase: 184
5. Total number of units sold in the subject property's phase: 184
6. The project is fully constructed, and any recreation facilities and common areas have been fully completed (including those, which may be part of an umbrella or master association): Yes No
7. Is the project subject to any further phasing or annexation? Yes No
8. Was the project created by the conversion of an existing building? Yes No
If yes, please indicate:
Age of building Year converted: Original Use:
9. Does the project contain commercial space? Yes No
If yes, what is the number of units or percentage of total space used for commercial purposes? # units or % of total sq. ft.
10. Are the units owned in fee simple ownership? Yes No
11. Do the unit owners have sole ownership interest in, and rights to the use of, the project's facilities, common elements, and limited common elements? Yes No
12. Is the project on leased land? Yes No

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13. The unit owners have been in control of the condominium/homeowners association since: Aug. 2004

14. If there is an umbrella or master association applicable to this project, the unit owners have been in control since N/A. If not applicable, please mark N/A.

15. Have there been any special assessments within the past twelve months, or any currently planned? Yes No

16. Number of unit owner's 30 days or more delinquent in payment of their unit assessments: Less than 10%

17. Number of units in the project occupied by primary residents: 152

18. Number of units in the project occupied by tenants: 32

19. Does the association allow for daily or weekly rentals? Yes No

20. Does the association provide a cleaning service for leased or rented units?
Yes No

21. If any of the purchasers in this project are multiple unit owners, please give a breakdown of the number of multiple unit owners and the number of units they currently own. If there are no multiple unit owners, please mark N/A. N/A

22. Does the Declarations/By-Laws of the association waives the "Right of First Refusal" by the association on unit sales? Yes No

23. The insurance carrier for the association is:

Name of Company: CAU

Agent Name: Denny Poer

Phone Number: 800-228-1930

CONTACT AGENT FOR ALL INSURANCE INFORMATION.

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24. This project is professionally managed by:

American Community Management, Inc.

1908 Wright Boulevard

Schaumburg, IL 60193

Phone: 847-301-1133

Fax: 847-301-7472

25. Is the association involved in any pending litigation? Yes ___ No X
If so, explanation attached.

Certified by:



Date: Valid through December 31, 2009

Printed Name: Edina Huskic

Title: Closing Department