

AVON TOWN SQUARE LOT 2 CONDOMINIUM ASSOCIATION

P. O. Box 2264
Edwards, CO 81632

**Re: NOTIFICATION - FIRST RIGHT OF REFUSAL ON SALE OF UNIT #102 and #103
at 90 Benchmark Road (White River Center) Avon, CO 81620.**

Per Article XVI, SALES OF UNITS of the Condominium Declaration for Avon Town Square LOT 2 Condominium Association, Section 1. SALES. You are hereby notified that BC Ultima Investments LLC - Owner of Unit #102 and #103 at 90 Benchmark Road, Avon, CO 81620 wishes to sell such unit and has received a bona fide offer therefore from Dallas Romanowski and Christiane Thoma – Baker and James Schoonover as prospective Buyers.

Under the terms of the contract, the prospective Buyers have made an offer to purchase subject property at a price of \$575,000.00 subject to financing with an earnest money deposit in the amount of \$25,000.00 payable and held by Land Title Guaranty Company (Avon, CO) the title company. The closing is scheduled for June 17, 2025. A copy of the purchase contract and counterproposal is attached for your review as to the complete information.

If you wish to exercise your right under the Condominium Declaration to purchase Unit(s) 102 and 103 it will be necessary for you to advise the Board of Directors by giving writing notice to the Board, at the above address on this letterhead on or before May 19, 2025 of your intent to purchase this unit under the same terms and conditions as contained in the contract and submit the matching earnest money deposit in the form of a cashier's check or personal check payable to Land Title Guaranty Company (Avon, CO) title company indicating your agreement to assume the purchase price under the same terms and conditions as set forth in the attached contract.

In the event that you and all other owners having rights under the Condominium Declaration fail to exercise such right to purchase Unit(s) 102 and 103 under the conditions set forth in Article XVI, Section 1, the Board of Directors shall issue the Certificate of Termination of Right of First Refusal as set forth in Article XVI, Section 5 and declare that the sale of Unit 102 and 103, Avon Town Square LOT 2 Condominium Association to Dallas Romanowski and Christiane Thoma-Baker and James Schoonover has been made and perfected in full compliance with the Condominium Declaration.

Sincerely,

Managing Agent
Avon Town Square Lot 2, Condominium Association

**Slifer Management Company, Inc. / 105 Edwards Village Blvd., G-206 / Edwards / CO / 81632
970-926-7911**