



## Annual Disclosure for 2025

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In accordance with the Colorado Common Interest Ownership Act, section 38-33.3-209.4, C.R.S. (CCIOA), the following must be disclosed to the Homeowners on an annual basis:

**Name of the Association:**

Mahogany Mesa Townhomes II  
1430 Railroad Ave, Suite A  
Rifle, CO 81650

**Name of Common Interest Community:**

Mahogany Mesa Townhomes II  
1430 Railroad Ave, Suite A  
Rifle, CO 81650

Mahogany Mesa Townhomes II is made up of 4 townhomes in 1 building located on South 9<sup>th</sup> Street in Rifle, CO 81650. The Declaration of Covenants, Conditions, and Restrictions for Mahogany Mesa Townhomes II was recorded on July 19<sup>th</sup>, 2005.

All governing documents and other important information for Mahogany Mesa Townhomes II can be found on the association's website below: <https://www.propertyprosteam.com/mahogany-mesa-townhomes-ii>

**Fiscal Year**

January 1<sup>st</sup>, 2025 - December 31<sup>st</sup>, 2025

**Name of Management Company:**

Property Professionals USA, Inc.  
1430 Railroad Ave, Suite A  
Rifle, CO 81650  
970.625.2255  
HOA@PropertyProsTeam.com

Designated Agent: Property Professionals USA, Inc.  
Association Manager: Laura Brown

