

Southwest Timnath Metro District

STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: () - Fax: () - E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____

Lot: _____ Block: _____ Phase/Filing: _____ Circle District #: **2 * 3 * 4**

Buyers Names: _____

Buyers E-mail: _____ Estimated Closing Date: _____

Homes in SWTMD are in a Special District; see Larimer County Tax records for any outstanding taxes. Any outstanding taxes collected should be sent to Larimer County. **Homeowners or any lots owners in the Districts are taxed at 50 mills, which were Gallagherized before 11/2020.** Homeowners pay **Operations and Maintenance fees of \$ 1,600.00 per calendar year or \$400.00 per quarter, or roughly \$133.33 per month (O and M fee are subject to change).**

O and M fees are due quarterly: March 1, June 1, September 1 and December 1 of each calendar year.

Title Company may pro-rate O and M fees as needed with Buyer and Seller, then send total to District.

Account status for O and M Fees: (**O and M fee are subject to change, Administration fees may apply**)

Annual Operation and Maintenance fees are \$1,600.00 (\$400.00 per quarter):

O 1st Quarter O and M fee (**Due March 1:** January, February, and March) \$ _____

O 2nd Quarter O and M fee (**Due June 1:** April, May, and June) \$ _____

O 3rd Quarter O and M fee (**Due September 1:** July, August, and September) \$ _____

O 4th Quarter O and M fee (**Due December 1:** October, November, and December) \$ _____

Total O and M fees: \$ _____

Administration Fee: \$ 100.00

Transfer Fee: \$ 100.00

Other, _____: \$ _____

TOTAL: O & M AND OTHER FEES DUE TO THE DISTRICT: \$ _____

(Note: If closing date changes and status letter monies need to be recalculated by the District additional fees may apply)

Sub-HOA: **NO** **Water, sewer, electric or gas services are not included in any District.**

SWTMD Administration Fee: **\$100.00** SWTMD Transfer Fee: **\$100.00** Statement attached: _____

Party Wall Agreements: **NO** Special Assessments: **NO** Working Capital Fee: **NO** Other: _____

Documents printed from web site fee: **NO** SWTMD Districts are Tax exempt: **YES**

Outstanding Covenants Issues: _____

New Homeowners/lot owners must sign recorded Amended General Disclosure form (next page), also see web site for information on Covenants, Guidelines, Rules and Regulations, Budgets, Landscape Requirements, Required Fence Stain, etc... Architectural Design Application needs to be filled out for all exterior projects. Web Site: www.swtmd.com

***Title Company*:** **SWTMD must get a copy of the Warranty Deed**, copy of the signature page of the recorded Amended General Disclosure document sent with check payable to: **SWTMD**

6000 Summerfields Parkway * Timnath * Colorado * 80547

Phone: (970) 488-2820 * E-mail manager@swtmd.com

Southwest Timnath Metro District

STATUS LETTER

I, _____,

I, _____,

I, _____,

I, _____,

Hereby acknowledge that I have received and read the AMENDED AND RESTATED GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING THE SOUTHWEST TIMNATH METROPOLITAN DISTRICTS.

Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Homeowners must sign recorded Amended General Disclosure form and be sent back to the District. (page 2)

Note: **District mill levy rates which are 50 mills and were Gallagherized prior to 11/2020.**

Operations and Maintenance fees are paid by the homeowner.

O & M fees are not paid by your mortgage company or included in house payment.

O and M fee subject to change, check with the District for current fee.

O and M fees are due quarterly,

Due dates: March 1, June 1, September 1 and December 1) District will send out quarterly O and M invoicing

District will send out O and M fee invoices quarterly, via e-mail.

If you have a credit on your O and M fee, invoice will show a minus sign in front of amount due.

To get your Community Center and Pool Fob, fill out Pool Membership Packet, then scan and e-mail to the District.

Please join District web site to get e-mails from the District.

You are bound by the recorded Covenants RC #20160004841 (Recorded on 1-26-2016) and Guidelines, please see and read web site for information on Covenants, Guidelines, Rules and Regulations, Budgets, Public Pool and Rules, Commercial Vehicles Parking Restrictions, Restrictions on vehicles with logo's, Restrictions on parking of RV's, trailers, boats, etc., **Trash, recycling, yard waste or any waste, pick up day is Tuesdays at this time**, Architectural Design Application is to be filled out for any exterior projects, see guidelines for Landscape Requirements, wood sheds up to 10' by 12' five feet off property lines, no plastic or metal sheds, Tree lawn maintenance and tree care is required, see required Fencing, required Fence staining is mandatory in most areas; Homeowner will stain homeowner fence where required and interior of District fence in back of your yard. Approved fence Stain is Traditional Russet, see web site for color chip.

Elections for the Board of Directors are in even numbered years. Every two years in May.

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