

HIGHLINE CROSSING METROPOLITAN DISTRICT

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Dear Homeowner,

Congratulations on your new home purchase, and welcome to the community! Your home resides within the boundaries of Highline Crossing Metropolitan District (the “District”). The District is a quasi-municipal corporation and political subdivision of the State of Colorado, governed by a five-member elected Board of Directors.

The Highline Crossing community does not have a Homeowner’s Association, instead the District performs such functions as covenant control, architectural review and grounds maintenance services, including but not limited to; open space areas, community fencing, monumentation, and snow removal along private drives , as well as other management services for your community. These services are paid for through your yearly property tax assessment and Operations Fee, rather than through an assessment of dues such as an HOA would impose. The Operations Fee is an annual fee which you will receive an invoice for by mail, with options to receive email invoices or to opt in for paperless billing. More information on District Fees can be found in the Fee and Fine Resolutions (which are a part of this Welcome Packet).

The District’s General Obligation Limited Tax Convertible to Unlimited Tax Series 2017A and 2017B Bonds, the proceeds of which paid for some of the Public Improvements in the community are being paid through your yearly property tax assessment. Further information on this subject can be obtained by referencing the Amended and Restated General Information and Disclosure Sheet (which is also a part of this Welcome Packet); via the District’s Service Plan (which is available upon request) or, by contacting the District’s Community Manager, Elizabeth Ward, at Special District Management Services, Inc. (“SDMS”). SDMS is contracted by the District to manage the day-to-day responsibilities of operating the District; managing all outside contractors and consultants, and supporting the Board of Directors of the District.

What you can expect as a new homeowner within the Highline Crossing community: Part of SDMS’ role is to conduct routine inspections of the community in order to ensure compliance with the Declaration of Covenants and the Rules and Regulations. The Declaration of Covenants and the Rules and Regulations set forth the policies, restrictions, covenant enforcement and architectural design review criteria. You can expect inspections to occur bi-weekly during the growing season, and monthly the rest of the year.

A milestone you should be aware of relating to timing for backyard and fencing improvements: As specified in the Amended and Restated Rules and Regulations of Highline Crossing, (Section 2.7); fencing and landscaping shall be completed within (9) months after initial conveyance of the property to the owner, with consideration given to planting seasons. Should an extension be foreseen due to time of year, written notice must be made to the ARC (Architectural Review Committee) prior to the 9-month expiration, at which time; the ARC will issue a new time requirement to the owner, but in no case later than 12 months after conveyance.

Two copies of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR (Architectural Review Request) prior to installation of backyard landscaping and fencing. The Owner should ensure submittal of these plans will allow for the review period of up-to forty-five (45) days for approval in accordance with the deadline for installation. Though an ARR may have been submitted, if it has not been approved and the installation completed by the deadline, the property may be sited for non-compliance.

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Enclosed you will find the following important community reference materials (subject to periodic change):

1. **“Highline Crossing Community Resources”** (a quick reference guide of City of Aurora resources, including trash and recycling information—Waste Management is the provider, and set-up/billing is through the homeowner directly, and information on Xfinity and CenturyLink services, the providers of phone, cable, and internet for the community—other satellite dish providers are acceptable as a substitute for cable, e.g. Direct TV and Dish Network).
2. **“Xpress Bill Pay Information”** (the District utilizes the Xpress Bill Pay system which provides residents with online options for bill payments, including paperless billing, billing notifications, and Auto Pay options).
3. **“Declaration of Covenants, Conditions, and Restrictions for Highline Subdivision”** (aka CC&R’s) and the **“Resolution of Highline Crossing Metropolitan District Acknowledging and Adopting the Declaration of Covenant and Use Restrictions for Highline Crossing.”** (the Declaration of Covenants sets forth the policies for restrictions, covenant enforcement and architectural review).
4. **“Amended and Restated Rules and Regulations of Highline Crossing”** (the Amended and Restated Rules and Regulations provide design and architectural guidelines in addition to other introductory material. These Rules contain (A) a summary of procedures for obtaining approval from the Architectural Review Committee (ARC) and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of improvements).
5. **“Amended and Restated Special District Public Disclosure Document Disclosure to Purchasers; Highline Crossing Metropolitan District”** (the Disclosure summarizes general information on the District, including anticipated District taxes, and also provides more information regarding District fees).
6. **“Resolution of the Board of Directors of the Highline Crossing Metropolitan District Regarding the Imposition of District Fees and First Amendment”** (this lists a summary of fees imposed by the District).
7. **“Resolution of the Board of the Highline Crossing Metropolitan District Adopting the Policies and Procedures Governing the Enforcement of the Protective Covenants of Highline Crossing”** (this lists potential fines for violations of the Covenants and/or Rules and Regulations, as well as the policies and procedures for providing homeowner notice of non-compliance).

The above information can also be found on the District website at <http://sdmsi.com/districts-we-serve/highlinecrossing/>. Should you have any questions or require more information regarding the matters presented in this letter, please contact me at (303) 987-0835, or via email at eward@sdmsi.com . Once again, we would like to warmly welcome you to the Highline Crossing community.

Best Regards,
Highline Crossing Metropolitan District



Elizabeth Ward — District Community Manager