

TWO BRIDGES METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032

Dear Homeowner,

Congratulations on your new home purchase, and welcome to the community! Your home resides within the boundaries of the Two Bridges 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 Two Bridges Community does not have a Homeowner’s Association, rather, the District performs such functions as covenant control, architectural review and grounds maintenance services, including, but not limited to, trash removal, open space areas, monumentation, and snow removal, as well as other management services for your community. These services are paid for through your yearly property tax assessment and your Operations and Maintenance Fee, rather than through an assessment of dues such as an HOA would impose. The Operations and Maintenance Fee is an annual fee which you will receive an invoice by mail or via email. More information on District Fees can be found on our website at <http://sdmsi.com/districts-we-serve/two-bridges-metropolitan-district/>.

Special District Management Services, Inc. (“SDMS”) is a district management company contracted by the District to manage the day-to-day responsibilities of operating the District, managing outside contractors and consultants, and supporting the Board of Directors and the residents of the District.

What you can expect as a new homeowner within the Two Bridges Community:

Part of SDMS’ role is to conduct routine inspections of the community in order to ensure compliance with the Amended and Restated Declaration of Covenants and Easements the Rules, Regulations and Design Guidelines. These documents 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 Rules, Regulations, and Design Guidelines of Two Bridges Metropolitan District, (Section 2.7), fencing and landscaping shall be completed within twelve (12) 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 the year, written notice must be made to the Architectural Review Committee (“ARC”) prior to the twelve (12) month expiration, at which time, the ARC will issue a new time requirement to the owner, but in no case later than eighteen (18) months after conveyance.

The contact for ARC is your Community Manager, Peggy Ripko.

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 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.

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

1. **“Two Bridges Community Resources”** (a quick reference guide of Franktown, Colorado resources, including trash information—**Waste Management** is the provider, and information on Xfinity and CenturyLink services, the providers of phone, cable, and internet for the community.)
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. **“Amended and Restated Declaration of Covenants and Easements of Two Bridges and the Resolution of the Board of Directors of the Two Bridges Metropolitan District Adopting the Policies and Procedures Governing the Enforcement of the Protective Covenants and Easements of Two Bridges”**. (These documents set forth the policies for restrictions, covenant enforcement and architectural review.)
4. **“Rules, Regulations, and Design Guidelines of Two Bridges”**. (This document provides design and architectural guidelines, a summary of procedures for obtaining approval from the ARC, and 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. **“Special District Public Disclosure Document of the Two Bridges Metropolitan District”**. (The Disclosure summarizes general information about the District, including taxes and fees.)
6. **“Operations and Maintenance Fee Resolution”**.

The above information can also be found on the District’s website at [http://sdmsi.com/districts-we-serve/Two Bridges/](http://sdmsi.com/districts-we-serve/TwoBridges/). Should you have any questions or require additional information regarding the matters presented in this letter, please contact me at (303) 987-0835, or via email at pripko@sdmsi.com. Once again, we would like to warmly welcome you to the Two Bridges Community.

Sincerely,
Two Bridges Metropolitan District



Peggy Ripko
Community Manager