

TAILHOLT METRO DISTRICTS STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: () - E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____

Lot: _____ Block: _____ Phase/Filing: _____ THMD District #: **3**

Buyers Names: _____

Buyers E-mail: _____ Closing Date: _____

Homes in THMD are in a Special District; see Weld County Tax records for any outstanding taxes. Any outstanding taxes collected should be sent to Weld County. Homes in the District have a **tax mill levy which has been Gallagherized prior 5/2020**. Residents also **pay a rounded off monthly Operations and Maintenance fee of \$49.34 a month** and this fee is invoiced quarterly to residents at **\$148.00 per quarter or \$592 yearly**. **O and M fees and are subject to change.**

O and M fees are due quarterly: March 1, June 1, September 1 and December 1 of each calendar year. THMD does have a non-potable irrigation water system (**watering days/restrictions may apply**) that supplies homes with non-potable water. Non-potable Irrigation Months: 1st week of May through mid- October. District supplies air in Oct. for blow out; per the blow out schedule, see web site) **non-potable water rates are not included in the O and M fees. Non-potable water rate is \$50.00 per month (May through October). \$300.00 total, for the watering season.**

District No. 3: Account status for O and M Fees and non-potable water fees from first week of May through mid-October. Operation and Maintenance fees are \$592.00 annually. (\$148.00 per quarter/\$49.34 per month, Administration fees may apply) Title Company pro-rate O and M fees as needed with Buyer and Seller if closing date is changed.

O	1 st Quarter O and M fee (Due March 1: January, February, and March)	\$ _____
O	2 nd Quarter O and M fee (Due June 1: April, May, and June)	\$ _____
O	3 rd Quarter O and M fee (Due September 1: July, August, and September)	\$ _____
O	4 th Quarter O and M fee (Due December 1: October, November, and December)	\$ _____
Total O and M fees:		\$ _____

Account status for Non-Potable water: Amount owned for: May: _____, June: _____, July: _____	
August: _____, September: _____ and through mid-October: _____	Total Non-potable Water: \$ _____
	THMD Administration Fee: \$75.00
	THMD Transfer Fee: \$75.00

First closing of lot: Irrigation Raw Water Fee: \$1,000 per lot. * Storm Water Storage Fee: \$1,000 or Other, _____: \$ _____

TOTAL: O & M / NON-POTABLE WATER 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** Potable (Domestic) water, sewer, electric or gas services are not included in the district.

THMD Administration Fee: **\$75.00** Non-potable, Water & Administration and Acct Transfer Fee: **\$75.00**

Statement attached: _____ Party Wall Agreements: **NO** Special Assessments: **On new lots only** Other: _____

Working Capital Fee: **NO** Documents printed from web site fee: **NO** THMD Districts are Tax exempt: **YES**

Outstanding Covenant Issues: _____

NOTE to New lot owners or any builder: First closing of empty lot: At time of Closing, THMD is due \$2,000.00.

Fee break down: Irrigation Raw Water Fee: \$1,000 per lot. * Storm Water Storage Fee: \$1,000 per lot within Franklin or Hunter Hill basins.

Title Company: **THMD must get a copy of the Warranty Deed, signed copy of the signature page of the recorded** Amended General Disclosure page sent with check payable to the district on site mailing address listed below:

Mailing Address, not the district office, on site mail box: **Please do not send mail that needs a signature.**

TAILHOLT METRO DISTRICTS STATUS LETTER

I, _____,
I, _____,
I, _____,
I, _____,

Hereby acknowledge that I have received and read this AMENDED AND RESTATED GENERAL DISCLOSURE, DISTRICT SUMMARY AND COMMON QUESTIONS REGARDING THE TAILHOLT METROPOLITAN DISTRICTS.

Buyer Signature	Address	Date
Buyer Signature	Address	Date
Buyer Signature	Address	Date
Buyer Signature	Address	Date

Return a signed copy of this page along with a copy of warranty Deed and check to the district.

Note: Homes in the District have a **tax mill levy which has been Gallagherized prior to 5/2020.**

You understand you are bound by the Tailholt Metro Districts Covenants recorded 06/07/2017 # 4308463 and the Guidelines for Tailholt Metro Districts. Go to the District web site and join for information on Covenants, Guidelines. Operations and Maintenance fees are due quarterly 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)** O and M due dates: March 1, June 1, Sept. 1 and Dec. 1. District will send out O and M fee invoices quarterly, via e-mail.

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

Non-potable water fees are invoiced 2nd and 3rd quarter with the O and M fees. Cost for the watering season, broken out. Non-potable water fees are for operations and maintenance of the non-potable water system, with water restrictions, non-potable water fee is not pro-rated for time of operation. Non-potable water starts around the first week of May and is turned off Mid-October. **Keep in mind during drought years you may be only be allowed to water once or twice a week.** **Non-potable water is un-treated water and comes from local lakes and or rivers.** Keep in mind non-potable water is un-treated water, which may have dis-color and/or odors. Homeowner winterizes their own non-potable irrigation system, but can use air in district mains in October, see blow out schedule on the web site.

Please join the District web site to get e-mails from the district. Homeowner is subject to all covenants and guidelines in THMD. See and read web site for information on Covenants, Guidelines, Rules and Regulations Budgets, 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 only Tuesdays at this time,** Architectural Design Application is to be filled out for any exterior projects, see guidelines for Landscape Requirements, **all landscape and fencing to be completed within 180 days of a closing of a lot with a home,** non-potable irrigation requirements on in-line filters, irrigation head size, etc., wood sheds up to 10' by 12' five feet off property lines, no plastic or metal sheds, Required Fencing, Required Fence staining is mandatory, no metal fences; Homeowner will stain homeowner fence and interior of District fence. Homeowners must use the approved fence stain which is "Sherwin-Williams Tailholt Green" on their private fences and if you have District fence in your yard, you will be responsible for staining the inside of the district fence. Depending on weathering, the fence should be re-stained every 3 to 5 years.