



Community Governance Summary

SUMMARY

Montmere at Autrey Shores (Community) is a unique collection of contemporary home designs that are located on the south side of the Autrey Reservoir in Superior, Colorado. The community governance of these homes is controlled by a metropolitan district and a townhome declaration. There is no homeowner association for this community and each townhome owner is solely responsible for the maintenance and insurance for their own home.

This document provides a governance summary for this planned community.

Coalton Metropolitan District (District)

The District is a Colorado Title 32 entity that is currently responsible for the repayment of debt incurred through the construction of certain infrastructure that serves this Community and the adjacent proposed commercial development. This District is also responsible for the operations and maintenance of this certain infrastructure.

District responsibilities

- Autrey Drive
- Regional Stormwater Facilities

Subdistrict No. 1 of the Coalton Metropolitan District (Subdistrict)

Within the Coalton Metropolitan District there is a Subdistrict which is responsible for reimbursing the developer for advances made to finance construction of public improvements that benefit the Community. This Subdistrict is also responsible for the operations and maintenance of the public improvements within the Community.

The District (including the Sub-District) may certify a mill levy for the collection of ad valorem taxes against all taxable property within the district boundaries to pay down the debt and fund the Operations and Maintenance. The District is also authorized to collect a one-time Facilities Operations and Maintenance Fee and a monthly Operations and Maintenance Fee.

Subdistrict responsibilities

Subdistrict Owned Tracts (does not include any private property)

- Lakeshore Lane, Westview Way, Nicholas Way, Jonathan Way, Eastview Way
- Landscape and Irrigation
- Walkways including walk up to patio and excluding privately owned patio
- Parks, Site Furnishings, Signage

- Site Lighting
- EV Charging Stations
- Snow Removal
- Domestic and Irrigation Water
 - Irrigation Water
 - Domestic Water will be billed by the District to each unit owner. Bill total is by specific building and equally divided by the number of units in that building.
- Architectural Review
- Enforcement of Subdistrict Rules

Available documents

- Coalton District Service Plan
- Overview of Subdistrict Powers and Functions
- Resolution Forming Subdistrict
- Resolution Regarding Public Use Rules (Draft)

Montmere at Autrey Shores Townhome Declaration (Declaration)

The Declaration is a collection of covenants, conditions, and restrictions over the townhome lots. This summary does not replace or supersede the Declaration. Please review the Declaration for the specific content. Noted items within the Declaration include:

- Maintenance Requirements
- Insurance Requirements
- Use Restrictions
 - Sounds and Noises
 - Pets
 - Trash
 - Roof Top Patio
 - Hot Tub
 - Grills/Firepits
 - Parking
 - Short Term Rental
 - Garage Use
 - Decks/Patios/Porches
 - Signs and Flags
- Shared Walls
- Design Review

Noted restrictions and permissions of homeowners

- Party Walls: The Declaration includes provisions for the ownership, protection, and repair of party walls.
- Garages must be used for personal vehicles and will be the sole designated parking for the owner(s). All parking on District owned property outside of an Owner's Lot is solely for the use of visitors and guests.
- Reasonable number of pets are permitted following the Town Superior laws and regulations.
- Homeowner is responsible for everything related to the home and patio including insurance. The District or Subdistrict does not maintain or insure any part of the building and lot.
- Homeowner is responsible for maintaining and keeping the patios, decks, and balconies, clean and without storage.
- Hot Tubs are not permitted anywhere on the parcel including the patio, decks, and balconies.

Budget Summary

Mills: Currently estimated to be 172 Mills

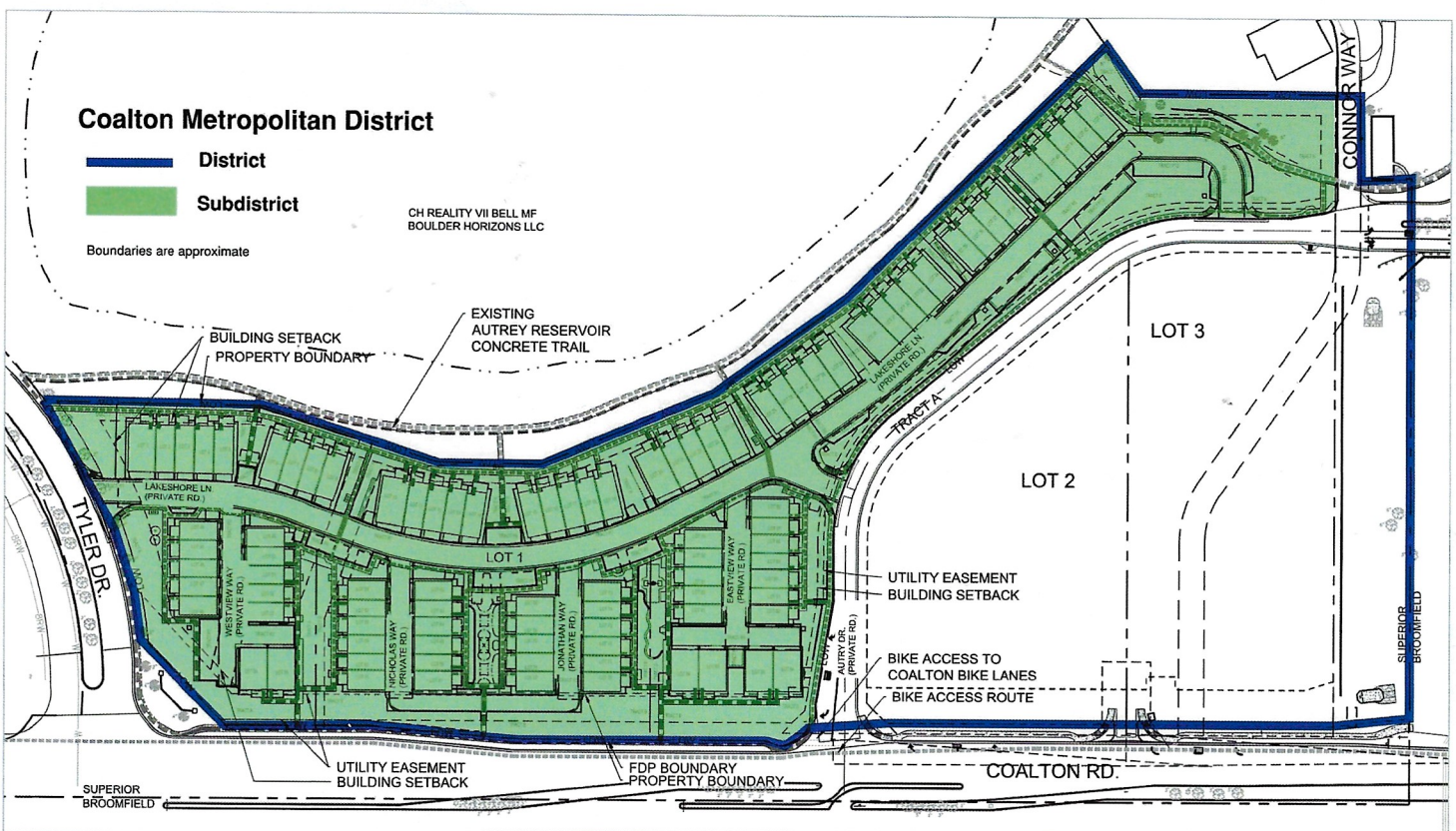
Facilities Operations and Maintenance Fee: One-time collected \$800.00
at closing estimated to be

Operations and Maintenance Fee:
Monthly fees collected by District \$77.00
estimated to be

Available documents

- Townhome Declaration

District Boundaries





COALTON ROAD & SOUTH TYLER DRIVE
SUPERIOR, CO 80027
303.300.8845 | KOELBELCO.COM

