

MONTMERE AT AUTREY SHORES

Welcome!

The Subdistrict No. 1 of the Coalton Metropolitan District ("District") congratulates you on the purchase of your new home at Montmere at Autrey Shores and welcomes you to the community! To assist you in making yourself at home, please review the following information. Understanding the District and its role will enhance your ownership experience. It is also important to review and become familiar with the District's governing documents. Please visit the District's website: www.coaltonmd.net.

District Role

The District shall have and exercise with regard to the community all powers and authority reasonably necessary to administer its rights and duties under the Declaration of Covenants, Conditions and Restrictions (CCR's) for Subdistrict No. 1 of the Coalton Metropolitan District, including the power to: (a) manage and enforce the restrictions provided in the CCR's; (b) provide trash service; (c) adopt and amend budgets for revenues, expenditures and reserves and collect taxes and fees for expenses from Owners of lots within the Community to administer its duties and obligations; (d) the power to contract with a third party for duties and responsibilities of the District and, all other rights, powers and authority necessary to enforce the CCR's. The District may adopt Rules and Regulations and shall have the power to levy reasonable fees, fines and penalties for violations of any provision of the CCR's and Rules and Regulations.

Monthly Operations Fee

The District Board has determined to impose an Operations Fee to fund the Operations Costs. The current fee is \$77.00 per month. Homeowners will be billed for domestic water and for water, sewer, storm sewer, trash and recycling and town landscape improvements by the management company. One hundred Seventy Two (172.00) mills are assessed annually to you as a taxpayer in the District.

Please refer to the *Resolution Approving the Imposition of a Grounds Maintenance Fee on Real Property in the Subdistrict* recorded on June 27, 2022, at Reception No. 03969150 in the records of the Boulder County Clerk & Recorder.

Online Payments: Please consider activating account access on the Online Portal. You can make payments online by check (no fee) or credit/debit card (small convenience fee charged by the portal vendor) and set up automatic/recurring payments. Once we have your email address and trigger the portal link, you will receive an email with instructions on activation via <https://teleosllc.appfolio.com/connect>.

Trash Collection and Recycling

The District pays for trash collection provided by Town of Superior. To arrange for trash service, please contact Cathy Baldwin at (720) 618-4305, or email at cathy@teleos-services.com. The Town provides two 96-gallon trash carts (one for regular and one for

recycle trash). If you wish to have an additional cart, please arrange to purchase one from the Town by calling their Customer Service number 303-499-3675. Trash collection and recycle day is Monday (unless a recognized holiday week). Trash totes must be on the curb by 7:00 a.m. and not blocked by any vehicles to assure pick up. The recycle calendar is attached.

Snow Removal

Snow removal is provided by the District on all common areas, walkways and the drives. Snow removal will commence when snow exceeds two (2") inches on the sidewalks and four (4") in the alleyways.

Landscaping

Landscaping is provided by the District.

Mailbox Key

A mailbox key can be obtained at the Sales Office.

Management Company Contact Information

Teleos Management Group professionally manages the Subdistrict No. 1 of the Coalton Metropolitan District. Your district manager is Angela Elliott and Cathy Baldwin. You can reach Angela at angela@teleos-services.com. General questions related to trash service, landscaping, snow removal, trash and other concerns can be addressed to Cathy Baldwin at (720) 618-4305, or emailed to cathy@teleos-services.com. Questions related to the District and your Grounds Maintenance fees should be directed to our account specialist Kelly Connolly at (720) 428-0342, email to kelly@teleos-services.com.

Sincerely,

Angela Elliott, District Manager