

## COALTON METROPOLITAN DISTRICT

191 University Blvd. #358  
Denver, CO 80206

December 22, 2021

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado

[DLG E- Filing Portal](#)

Boulder County  
Office of the Assessor  
1325 Pearl St. 2<sup>nd</sup> Floor  
Boulder, CO 80302

[assessors@bouldercounty.org](mailto:assessors@bouldercounty.org)

Boulder County  
Office of the Clerk and Recorder  
1750 33<sup>rd</sup> St. Suite 220  
Boulder, CO 80301

[clerkandrecorder@bouldercounty.org](mailto:clerkandrecorder@bouldercounty.org)

RE: Boundary Map – Coalton Metropolitan District – LGID 66235

To Whom it May Concern:

In accordance with Section 32-1-306, C.R.S., our office is notifying you that the boundaries of Coalton Metropolitan District did not change during 2021, and the map showing the current boundaries of the District is on file with your office.

If I can be of further assistance, please feel free to contact our office.

Sincerely,

/s/

Angela Elliott  
District Manager



Coalton Metropolitan District

**EXHIBIT B**

**District Legal Description**

Lot 1 & Lot 2, Block 1, Rock Creek Ranch Filing No. 17B, Town of Superior, County of  
Boulder, State of Colorado

**RECEIVED**

APR 27 2012

DIV OF LOCAL GOVERNMENT

## 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](http://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](mailto:cathy@teleos-services.com). The Town provides two 96-gallon trash carts (one for regular and one for