



SOUTH TIMNATH
METRO DISTRICT

STMD STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: () - Fax: () - E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____

Lot: _____ Block: _____ Phase/Filing: _____ STMD District #: **2**

Buyers Names: _____

Buyers E-mail: _____ Estimated Closing Date: _____

Homes in STMD are in a Special District; see Larimer County Tax records for any outstanding taxes. Any outstanding taxes collected should be sent to Larimer County. Homeowners or lot owners in the Districts are taxed at a certain mill rate, which can be gallagherized. **See County records for current mill rates or contact the Districts.** Homeowners or permit ready lot owners pay **Operations and Maintenance fees of \$105.00 per month which are due quarterly at \$315.00 per quarter, or 1,260.00 per calendar year.**

O and M fees are due quarterly: March 1, June 1, September 1, and December 1 of each calendar year.

Title Company may pro-rate O and M fees as needed with Buyer and Seller, then send total to District.

District No. 2: Account status for O and M Fees: (**O and M fee subject to change**, Administration fees may apply)

Annual Operation and Maintenance fees are **\$1,260.00 (\$315.00 per quarter)**:

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

Total O and M fees: \$ _____

Administration Fee: \$ 100.00

Transfer Fee: \$ 100.00

Other, _____: \$ _____

TOTAL: O & M 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** **Water, sewer, electric or gas services are not included in any District.**

STMD Administration Fee: **\$100.00** Transfer Fee: **\$100.00** Statement attached: _____

Party Wall Agreements: **NO** Special Assessments: **NO** Working Capital Fee: **NO** Other: _____

Documents printed from web site fee: **NO** STMD Districts are Tax exempt: **YES**

Outstanding Covenants Issues: _____

New Homeowners/lot owners must sign Amended General Disclosure form, also see web site for information on Covenants, Guidelines, Rules and Regulations, Budgets, Landscape Requirements, Required Fence Stain, trash day, etc. Architectural Design Application are filled out for all exterior projects.

Web Site: www.southtimnathmetrodistrict.com

Title Company: STMD must get a copy of the Warranty Deed, copy of the signature page of the Amended General Disclosure document sent with check payable to: **STMD**

6000 Summerfield Parkway * Timnath * Colorado * 80547

Phone: (970) 225-1515 *

* E-mail manager@southtimnathmetrodistrict.com



SOUTH TIMNATH
METRO DISTRICT

I, _____,

I, _____,

I, _____,

I, _____,

Hereby acknowledge that I have received and read the AMENDED AND RESTATED GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING THE SOUTH TIMNATH METROPOLITAN DISTRICTS.

Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Homeowners must sign recorded Amended General Disclosure form and be sent back to the District.

You understand that you are bound by the Covenants that were recorded on 10/3/2007 and District guidelines.

District No. 1 mill levy rates are roughly total 50 mills, which were Gallagherized prior to 11/2020.

District No. 2 mill levy rates are roughly 35 mills, which were Gallagherized prior to 11/2020.

Operations and Maintenance fees are paid by the homeowner and the amount will change as needed for budgets.

O & M fees are not paid by your mortgage company or included in house payment.

O and M fee subject to change, check with the District for current fee.

O and M fees are due quarterly,

Due dates: March 1, June 1, September 1, and December 1) District will send out quarterly O and M invoicing.

The district will send out O and M fee invoices quarterly, via e-mail.

If you have a credit on your O and M fee, the invoice will show a minus sign in front of amount due.

To get your Community Center and Pool Fob, fill out Pool Membership Packet, then scan and e-mail to the District or drop off at the Black drop box outside the community center, allow up to 7 seven days for processing. The pool was set up for recreation swimming, not for lap swimming. See rules on Fitness Center & Community Center, no children under 17 without a parent or guardian. See Pool hours and days of operation.

Please join District web site to get e-mails from the District.

The Covenants and Guidelines are binding for the Districts, you are signing that you knowledge CCR's/guidelines and will follow them. Please see and read web site for information on Covenants, Guidelines, Rules and Regulations, Budgets, Public Pool and Rules, 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 Tuesdays at this time**, Architectural Design Application is to be filled out for any and all exterior projects, see guidelines for Landscape Requirements, wood sheds up to 10' by 12' & five feet off property lines, no plastic or metal sheds, Tree lawn maintenance and tree care is required, see required Fencing, , see maximum height of 5 feet, along with no addition to approved fence or any attachments to raise height of fence, required Fence staining is mandatory in most areas; Homeowner will stain homeowner fence where required and interior of District fence in back of your yard. Approved fence Stain is Traditional Russet, see web site for several locations to buy stain.

Elections for the Board of Directors are in even numbered years. Every two years in May.