

IMPORTANT INFORMATION TO KNOW ABOUT PROPERTY OWNERSHIP IN ASPEN MOUNTAIN VIEW/SOPRIS MESA

Any persons who become an owner of a Property in the Aspen Mountain View/Sopris Mesa are automatically subject to provisions in several documents. These documents are incorporated in each property deed/title and binding for every property owner. If you did not receive a copy of these documents at your home purchase closing, you may get an electronic copy by contacting any HOA Board Member.

Documents covering Aspen Mountain View and Sopris Mesa:

1. By-laws of Aspen, Mountain View Homeowners' Association
2. Aspen Mountain View Homeowners' Association Governance Policies
3. Master Declaration of Protective Covenants for the Residential Areas for Aspen Mountain View, a Rural Community, Eagle County, Colorado

Documents covering Sopris Mesa only:

- Declaration of Protective Covenants for Sopris Mesa Subdivision

These are important documents and should be read in their entirety. However, there are key items that are relevant to your daily enjoyment of living in this community that are very important to know. They are described below with reference to the document (by number above) and section so that you can quickly locate the actual wording of the formal document.

WATER Usage:

All dwellings are connected to the development's central water system. (No private wells are permitted){Doc. #3 sect. 5.1}. Each dwelling is required to have an external water meter in good working order. Your water meter will be read every 6 months (on or around May 1 and Nov. 1). You will be billed for any usage that exceeds 11,000 gallons per month {approved at HOA meeting 4/13/05}. If your water meter is inoperable, you will be responsible for its immediate repair/replacement. Please notify a board member when your meter is replaced so that the next 6-month billing can be properly calculated. You can monitor your usage by periodically checking your meter.

The Association is limited legally by the number of gallons the development pumps per minute as well as the total gallons that can be pumped per year from each of the wells. We hope that all owners will limit watering their lawns by adhering to the suggested voluntary watering days: Odd number addresses- water on Tuesday, Thursday and Saturday. Even number addresses water on Wednesday, Friday and Sunday. No watering on Mondays lets the ground water replenish.

No Unsightliness:

Doc. #3 sect. 6.8 deals with items stored on your property that must be appropriately screened from view or in an approved structure. This includes unlicensed vehicles, garbage containers, recreational vehicles, trailers, and garden or maintenance equipment when not in use. This is just a sample of items included so this is an important section to read!

Use of common area facilities-pool and tennis court:

Our pool and tennis court are wonderful features of our development and are available to all owners in good standing (no outstanding payments due to the Association). The pool regulations and guidelines

are attached. Please note- these are written and posted for liability and safety reasons. Keep our common areas clean and safe for everyone's enjoyment.

RESTRICTIONS of Signs:

Doc. #3, sect. 6.14 deals with restriction on signage that can be placed on your property. Basically, the only signs that can be placed on your property are signs that identify ownership/address or that indicate the property is for sale or rent or warns of danger.

Approval by Design Committee:

Approval by the Design Committee is required for all initial building or subsequent changes to your property. (Doc. #3 sections 7.1-7.5 and 8.1-8.4). All lots are for single family residents and no subdivision is allowed. Any structures and structure improvements must be in the boundaries of the lot's building envelope and must be approved prior to work start. This includes additions, out buildings, fences, playground features, etc. Grading or drainage changes outside the building envelope also require approval. Please contact the design committee members listed below for specifics if you are planning any changes or additions to your property.

Design Review Board Committee members:

Ted Bristol	970-704-9260	store2213@theupsstore.com
Jackie Doig	989-928-3181	0jdd0@gmail.com
Angela Loughry (Architect)	970-379-6766/963-9720	angela@confluencearchitecture.com

Alternate DRB Committee members:

Tom Eilers	630-240-6011	sirhondo65@gmail.com
Eric Faulhaber	970-379-1411	efaul@sopris.net

Dues and assessments:

Dues and assessments will be billed with a due date. These must be paid in full within 60 days from due date. Late charges are \$25 and return check fees are \$20. Interest on late payment is an 18% annual rate. After 90 days, owners will lose rights to pool areas facilities. (Doc #2 Sect. II) Fines for violations of provisions are listed in Doc. # 2 Sect. V. B.

OTHER Important provisions to be aware:

- No temporary structures (Doc. #3, Sect. 6.10)
- Restriction on Fences (Doc. #3, Sect. 6.11)
- Restriction on animals (Doc. #3, Sect 6.13)
- Watering and Irrigation restrictions (Doc #3, Sect. 6.19)

Remember it is your responsibility to know the provisions of your Homeowner Association. Ignorance of the law will not hold up in the face of violations. You can contact any of the HOA board members if you have any questions or concerns. Your current Homeowner Association Board Members are:

Board of Directors:

Dave Everett-President	509-631-0700	dave.everett@reagan.com
Tom Eilers-Vice President	630-240-6010	sirhondo65@gmail.com
Nancy Bobrow-Secr./Treas.	970-963-0807	nbobrow@yahoo.com
Bob Gardner	970-379-3053	gardner@gardnerbradford.com
Kim McKinley	970.379.4559	kim@mckinleysales.com

