



**PLEASE GIVE A COPY OF
THIS PACKET TO
SELLERS AND BUYERS**

STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: () - Title Company E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____

Lot: _____ Block: _____ Phase/Filing: _____ WHMD District #: _____

Buyers Names: _____

Buyers E- Mail Address: _____ Estimated Closing Date: _____

Homes in WHMD are in a Special Districts, see County Tax records for any outstanding taxes and current Mill levy rates. **District No. 1 residents are assessed an Annual Equalization Fee** ("AEF") which is normally equal to about 5 mills, which is collectively the overall property values for all homes District No. 1.

District No. 1: **Annual Equalization Fee** are due June 1st, yearly. **Annual Equalization Fee** runs from June 1 through May 31st of each year Contact WHMD for District No. 1 current O and M fee rate.

District No. 7: Homes in Country Farms are taxed at 39 mills. Single family homes pay a yearly \$600.00 O and M fee that is invoiced twice a year (\$300.00/Bi-yearly) to the homeowner/lot owner. (O & M fee is per calendar year) Contact WHMD for District No. 7 current O and M fee rate. The Townhomes and Cottages pay O and M fees through the HOA. The HOA is invoiced for O and M fees not the unit owner.

Districts No. 2 through No. 10 all have different mill levies, see current tax mill levy rates with the County. Title Company can pro-rate O and M fee as needed between buyer and seller if closing date changes or send in for new status letter which may result in additional fees. **See County web site for current mill levy in each District or contact the Districts. O and M fees subject to change.**

**** Any outstanding taxes should be sent to Larimer County ****

District No. _____ : Account status for O and M Fee or AEF: paid _____ Total O and M fees to District: \$ _____
Administration Fee: \$ 100.00
Transfer Fee: \$ 100.00
Other Fees: \$ _____

TOTAL: O & M AND OTHER FEES DUE TO THE DISTRICT: \$ _____

Sub-HOA: YES or NO: Name of HOA: _____ Contact: _____

No water, sewer, electric or gas services are included in any Metro District: See Sub-HOA if applicable.

WHMD Administration Fee: \$ 100.00 WHMD Transfer Fee: \$100.00 Special Assessments: NO

Statement attached if O and M fee is paid: _____ Party Wall Agreements: NO Working Capital Fee: NO

Documents printed from web site fee: NO WHMD Districts are Tax exempt.

Outstanding Covenants Issues: **Yes or No:** Issue: _____

New Homeowners must sign Disclosure form, also see web site for information on Covenants, Guidelines, Rules and Regulations, Landscape requirements, fence requirements and Budgets.

Web Site: www.windsorhighlandsmetrodistrict.com

WHMD must get a copy of the Warranty Deed, copy of the signature page of the General Disclosure document on page 2, sent with check payable to District mailing address, which is not monitored (Can't sign for letters):

WHMD * 6795 Crystal Downs Drive * Windsor, Colorado 80550
Phone : (970) 223-5473 * E-mail : manager@windsorhighlandsmetrodistrict.com

Acknowledgment



This is an amended general disclosure and common questions regarding the Windsor Highlands Metropolitan Districts Nos. 1- 6, which is now Nos. 1-11 and no promises or inducements have been made by either party to the other. You acknowledge and understand if you move into District No.1 you pay roughly 30 mills and that there is also a yearly O and M fee (Due in June) that equals out to roughly another 5 mills. The other Districts No. 2 through No. 10 pay a tax Mill levy that is set per the service plan. You acknowledge and understand if you move into District No.7, you pay roughly 39 mills and that there is also a yearly O and M fee invoiced twice a year on the single-family homes.

All other Districts pay current Mill levy. You also understand there are covenants and guidelines for the Districts and if you live in a Sub-HOA, that HOA would manage enforcement of the covenants and guidelines for that HOA.

See the web site for the WHMD Covenants recorded 3-16-04 and 04-21-04, these WHMD Covenants and Guidelines are for Districts No. 1 through No. 10. The Covenants and Guidelines, along with all Rules and Regulations, Budgets, Public Pool and Rules, Commercial Vehicles, trailers, RV's, Parking Restrictions on Public Streets, Vehicle Parking in an HOA, or Metro District owned parking lots Restrictions. Restrictions on vehicles with logos, Restrictions on parking of RV's, trailers, boats, limits on home business see CCR's, etc., within District Boundaries, Trash, recycling, yard waste or any waste, trash day is Tuesday.

Architectural Design Application is to be filled out for any exterior projects, see guidelines for Landscape Requirements, woodsheds up to 10' by 12' where allowed and no plastic and limitations on metal sheds.

WHMD has required Fencing in some Districts, see fence specs for your area. Some Districts have required fence staining which is mandatory in some areas; Homeowner will stain homeowner fence where required and interior of District fence. See web site for Approved fence Stain. Elections for the Board of Directors are in even numbered years. Every two years in May.

Keep in mind the WHMD is its own entity, a District rep, the developer, the builder, the real estate agent, or current homeowner cannot change, make any waivers to the CCR's (Covenants) Guidelines for the Districts. **Get it in writing.**

You acknowledge and understand that you have been advised that you should obtain independent legal counsel in connection with the execution of the acknowledgement of the District Disclosure and the WHMD Covenants recorded 3-16-04 and 04-21-04, these WHMD Covenants and Guidelines are for Districts No. 1 through No. 10. Plus, you may live in a sub-HOA with other guidelines.

Please indicate your acknowledgement that you have read, understand, or will get a copy of the District Disclosure. Also, that you are bound by the WHMD Covenants recorded 3-16-04 RC # 301981 and 04-21-04 RC# 317403, and guidelines by signing this form in the space provided below. Please return the original to the undersigned and retain a copy for your records.

I, _____, hereby acknowledge that I have received and read this AMENDED GENERAL DISCLOSURE, COVENANTS AND COMMON QUESTIONS REGARDING THE WINDSOR HIGHLANDS METROPOLITAN DISTRICTS and am duly authorized to execute this acknowledgement on behalf of Buyer(s).

I, _____, hereby acknowledge that I have received and read this AMENDED GENERAL DISCLOSURE, COVENANTS AND COMMON QUESTIONS REGARDING THE WINDSOR HIGHLANDS METROPOLITAN DISTRICTS and am duly authorized to execute this acknowledgement on behalf of Buyer(s).

I, _____, hereby acknowledge that I have received and read this AMENDED GENERAL DISCLOSURE, COVENANTS AND COMMON QUESTIONS REGARDING THE WINDSOR HIGHLANDS METROPOLITAN DISTRICTS and am duly authorized to execute this acknowledgement on behalf of Buyer(s).

I, _____, hereby acknowledge that I have received and read this AMENDED GENERAL DISCLOSURE, COVENANTS AND COMMON QUESTIONS REGARDING THE WINDSOR HIGHLANDS METROPOLITAN DISTRICTS and am duly authorized to execute this acknowledgement on behalf of Buyer(s).

Buyer	Lot	Address	Date
Buyer	Lot	Address	Date
Buyer	Lot	Address	Date
Buyer	Lot	Address	Date