



WPMD Operation and Maintenance fee is \$844.00 yearly,

Or \$211.00 per quarter which is rounded to \$70.34 per month.

(Non-potable Water Rates/O and M fees are not included in your mortgage payment)

Quarterly payments due on the following dates:

Due March 1st - \$211.00 for January, February, and March.

Due June 1st - \$211.00 for April, May, and June.

(2nd quarter invoice will include a portion of the non-potable water billing)

Due September 1st - \$211.00 for July, August, and September.

(3rd quarter invoice will include a portion of the non-potable water billing)

Due December 1st - \$211.00 for October, November, and Dec.

When O & M fees combined with non-potable water is; \$844.00 + \$252.00 = \$1,096.00/yearly.

Combine O & M fee with non-pot water rates are rounded to **\$92.34 a month.**

If paying monthly, you need to pay at least 1 month ahead to pay invoices by due date.

Late fees do apply if not received in the District office by due date.

Non-potable/Home Irrigation Water Rates

WPMD No. 1 operates the non-potable water system for the home irrigation systems.

Homeowners are charged a yearly fee for water usage, broken out into 6 payments to spread out cost of the water, during the months of May through the 3rd Friday of October of each year, which includes cost of the system blow out.

No pro-rating of non-potable water when non-potable water restrictions are in place or late water release. **Residents pay actual cost or less for operations and maintenance of the non-potable water system.**

This set yearly rate is to fund the non-potable water systems operating cost, pump house maintenance cost, system maintenance cost, river water fees, along with buying water shares or rental of reservoir water power bills, and along with long term reserves.

WPMD's non-potable water system turns on after the river water that feeds our storage pond is running. Date changes every year pending prior year's snow fall/weather conditions. **Non-Potable Water will normally be turn on in late May or early June.** Non-potable water shuts down the 3rd Friday of October and blows out of the system is the 3rd Saturday of October.

Board approved non-potable water rate is \$252.00 per year

RATES APPROVED BY THE BOARD 11/14/2022

Water Bill May	\$ 42.00
Water Bill June	\$ 42.00
Water Bill July	\$ 42.00
Water Bill August	\$ 42.00
Water Bill September	\$ 42.00
Water Bill 3 rd Saturday of October	\$ 42.00

Total Water Cost: \$252.00 RATES SUBJECT TO CHANGE

Note: Payments made online, or mail to our on-site address or put in black drop box located at the entrance to the community pool parking lot.

WPMD

11-14-2022

1555 Millfleet Drive

Windsor, Colorado 80550



Welcome to Windshire Park Metro Districts

Contact information for Windshire Park Metro District "WPMD" is as follows:

Office Phone: 970-377-0609

After Hour's emergency number: 970-412-1440

E-mail : manager@windshireparkmetrodistrict.com

Web Site : www.windshireparkmetrodistrict.com

As you can see the District has a web site and the best thing you can do for information is to **[join the District web site, to receive e-mails](#)** and information from the district. Once on the District web site, you will be able to get community information on **Windshire Park Metro District "WPMD"**, like covenants, guidelines, financials, the Metro District Disclosures and Summary and needed documents, like our Architectural Design Application ("ADA").

The Architectural Design Application "ADA" form is used when making any changes to your existing landscape or exterior of your home. You will need to submit the completed ADA form, along with a drawing of your lot showing location of the home and property lines and show the improvements. **Have any project approved before work is started.** You may also need to contact the Town of Windsor for any necessary permits.

Some people ask what is **Windshire Park Metro Districts** and what does it do for me? It's a local governmental agency, collects taxes to pay for the infrastructure of the community, that the local Town or County could not afford to pay for. In addition to the tax for the infrastructure, **WPMD** collects a quarterly O and M fee (operation and maintenance) to maintain the integrity of the landscape, irrigation, open space, fencing, monuments and the community pool (Outside pool memberships are sold). Part of the O and M fees also goes towards long term reserves for replacement cost of landscaping, irrigation, fencing, pool and pump house, etc.

The District also runs the non-potable water system that is invoice during the summer for a set seasonal rate, which may include water restrictions (Non-potable water rate is not pro-rated during any water restrictions). Keep in mind with a non-potable water system, water delivery depends on the prior year's snow pack and that years run off; it could be mid-to late May or early June before the non-potable water system is turned on.

Blow out of the non-potable irrigation system is the 3rd Saturday of October, every year. You must make sure you have your irrigation clock is set for your scheduled blow out time if you want to use the District air.

The District does have restrictions on Commercial trucks, vehicles with logos', RV's, boats, trailer parking, ATV storage, yard maintenance, required trees, along with tree size in lawn areas, and approved stain colored.

The District itself runs the day-to-day operations of the community, supported by the O and M fees, overseeing all the landscape, open space, snow removal and coordinating assorted contractors for onsite work. In addition to all of the grounds work, the Community Pool, the District takes care of the accounting, budgeting, taxes, oversee bond, financial reporting and all required filings with governmental agencies that **WPMD** is required to do by the State of Colorado. The District also handles closing's, working with Real Estate Agents, Title and Mortgage Companies, etc.

Operation and Maintenance fees are due quarterly on the following dates: **Due March 1st, Due June 1st, Due September 1st, Due December 1st.** **The invoice will be e-mail to you.** See the District web site for the amount of the current O and M fee & Non-potable water rates. Late fees do apply if not received in the District office by due date.

Trash/recycle/yard waste removal Service at WPMD is the homeowner's responsibility. **The governing Board has designated trash/recycle/yard waste days as Thursdays or Fridays** in order to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighborhood. Trash Removal Service is recommended through **Republic Services at 970-484-5556 or Ram Waste at 970-226-3396.** Contact these companies or **choose a trash company that picks up on Thursdays or Fridays only** to set up your trash/recycling/yard waste needs, **the homeowner will be bill directly from the waste company.**

Fence stain for WPMD is "Woodcraft Cedar", and a clear stain for the homeowner fence has been approved, **please see the web site for color codes.** Also see guidelines with any questions on fencing.

Keep in mind the WPMD is its own entity, real estate agents, or current homeowner cannot make any promises, changes, waivers, commitments for WPMD or to the Guidelines /Covenants.

Again, Welcome to **Windshire Park Metro Districts**, and feel free to contact the District anytime.

WPMD (Mailing address, which is the Pool)

1555 Millfleet Drive

Windsor, Colorado 80550

Office Phone number: 970-377-0609 * After Hours emergency cell number: 970-412-1440



Pool Membership Form

Fob # _____

Date: ____/____/2023

You must live in Windshire Park to fill out this form and use the pool.

1st, Applicant Name: _____

Circle: District owner or Renter: First Last

2nd, Applicant Name: _____

First Last

Address: _____

Windsor, Colorado 80550

Phone: (____) (____) (____)

Home cell 1 cell 2

Email: _____

Emergency Contact:

Phone :(____)

First

Last

Dependent Information

Names(s) Sex Age (Must fill in) Swimming Ability (Circle appropriate level)

_____ M___ F___ non-swim beginner Inter Advanced

_____ M___ F___ non-swim beginner Inter Advanced

_____ M___ F___ non-swim beginner Inter Advanced

_____ M___ F___ non-swim beginner Inter Advanced

_____ M___ F___ non-swim beginner Inter Advanced

I understand and acknowledge that everything on this form is true. I have read and will follow, plus I will communicate to my family and guests all WPMD Pool Rules, Pool Regulations, CCR's and Guidelines for WPMD including, but not limited to Pool membership forms, swimming pool rules and/or posted signage at the Pool and/or guidelines and the recorded 12/11/07 CCR's.

I assume full financial responsibility for any damage caused by myself, spouse, guardians, dependents, and/or guests to the Pool and surrounding area. I will clean up after myself and my family or guest when at the pool, this is not a country club, it is a public pool. I also understand if I, my spouse, guardian, and/or dependents violate WPMD Pool Management Rules, Pool Regulations, Guidelines and CCR's for WPMD as well as any local, state, or federal laws, that violators may be subject to prosecution and held responsible.

Please note pool hours of operation can change due to staffing issues.

You must live in Windshire Park Metro District to fill out this form and to use the WPMD pool.

You will need to completed pool membership form (Page 1) and scan e-mail to the office.

Lifeguards will not be issuing pool fobs.

SIGNATURE: _____ DATE: ____/____/ 2023

SIGNATURE: _____ DATE: ____/ ____/ 2023

Applicants/guardians SIGNATURES are required



Pool Membership Packet

The Pool is available to District members who live in and/or own property in the WPMD boundaries (See District boundary map). The Pool operations and maintenance is included in the operations and maintenance fees that you pay.

A pool fob (1) for the Pool will be issued to District members/lot owners in good standing with the Districts. District members/lot owners in good standing with the Districts are: Paid in full on their taxes, O and M fees, along with no outstanding covenant violations. If District member/lot owner status changes and you become a District member not in good standing and your Fob will be turned off until issues are resolved.

District Member/lot owner definition for the Pool Membership Form: Consists of the applicant, spouse, guardians (two adults) and dependents. Dependents are persons un-married, **23 years of age or younger** who reside at same address as applicant and/or is dependent upon applicant for financial support. Adults with disabilities are exempt from this rule.

If home is rented, Pool Fob is issued to either the renter or the home's owner not to both. One Fob will be issued to each home/lot. Pool Fob not to be shared and pool Fob is owned by WPMD.

Pool memberships carry no proprietary rights. No District members shall have or acquire any property rights in the property, assets, or holdings of Windshire Park Metro Districts.

To get your pool Fob reactivated or you're new in the community and need a pool Fob: Read the pool membership packet, complete page 1 of the Pool Membership packet. Take completed pool membership form (page 1) to the Pool when notify of dates someone from the District will be at the Pool.

Lifeguards will not issue pool fobs.

Pool membership to the District members includes: Access to the Pool (Seasonal), District events. The pool Fob must be presented when using the Pool. Lost pool Fob or deactivate Fob will result in a replacement fee of \$25.00.

You must check in guests with guards, all guest pays the daily fee, you are allowed up to 4 guests per day after paying a guest fee. See posted guest fee rate. See rules on guest and associated fees for guests. **(No free guests)**

Also available is a nanny pass for your childcare provider. The nanny pass is to be used for childcare providers that are not District members or a family member over 23 (See Dependent definition) that is your childcare provider.

Fees listed below for guests and or nanny pass.

\$ 5.00 Daily guest fee: Limited to 4 guest per day.

Fee for adults and kids age 2 and above. Kids under 2 are free.

(Fees subject to change)

\$ 50.00 Nanny Pass: Add an additional name to your membership for a childcare provider.

Contact the District for a nanny pass: **Nanny/day care provider must attend with a District member.**



General Pool Rules and Regulations

Supervision Required:

The lifeguards are not replacements for close, active supervision of child/children by their guardian or parent. Parents or guardian, whether or not they are at the pool, are responsible for the safety and behavior of their children. You are also expected to clean up after yourself and your family. Do not leave trash or spilt drinks for others to clean-up. For the protection and safety of all pool users, all parents, guardians, and children are expected to follow the rules and regulations for adequate supervision at all times: **DO NOT LEAVE CHILDREN UNATTENDED AT THE POOL.**

It is the responsibility of parents and or guardians to ensure that dependents (regardless of age) who are non-swimmers or have limited swimming abilities, remain in shallow water levels and are within arm's length of an adult at all times. Do not leave your children at the pool unattended; life guards are not baby sitters. If you use a day care provider or a baby sitter, please talk to them about supervision of your child/children at the pool. Do not leave child/children unattended in the pool or surrounding area.

Ages 0 to 12: A parent and or guardian must accompany all dependents under the age of 13 to the pool. That person is responsible for the supervision of the child/children at all times. An adult must be within arm's reach in the water for all children ages 0 to 6 years old.

Non-swimmers age 6 and above: May not be in the deep end of the pool and must be within arm's reach of an adult who is in the water or must wear a Coast Guard approved life jacket.

Age 13 to 17: May swim unaccompanied during regular lifeguard hours with demonstrated adequate swimming ability by swimming the length of the pool twice to the satisfaction of the lifeguards.

All persons using the Pool and adjoining areas shall be responsible for their own safety and shall be deemed to assume risk of using the pool, and agree by their presence in the Pool and surrounding areas, that neither the operator, its agents or employees shall be liable for any loss, injury or death arising out of the Pool areas. Applicant assumes full financial responsibility for any damage caused by you/myself, spouse, guardians, dependents, and/or guests to the Pool.

Pool water temperatures are 82°F to 84°F, the water should be no higher than 84°F (29°C), for recreational pools.

Lifeguard Responsibilities:

The lifeguards or other authorized personnel have responsibility for all activities at the pool and in the pool enclosed area and, therefore, have the authority and responsibility for the following:

- A.** Close the pool at any time due to acts of nature, weather, thunder, lightning, rain, fire ash, dust storms, air quality above 150 on the index, safety reasons, disturbances, mechanical issues (Heater, pumps, etc.) and water quality issues due to human defecation or outside temperature of 65 or less. Keep in mind if the pool closes due to weather it could remain closed for the entire day, depending on time of inclement weather and weather forecast for that day.
- B.** Remove any person from the pool area for any logical reason including improper swimming attire, cut-offs, and thongs are prohibited, reckless play, intoxication, etc.
- C.** Non-swimmers may use lifeguard-approved flotation devices. Swimmers who are dependent of flotation devices to swim must be supervised and accompanied by an adult swimmer who is also in the water; they must be within arm's reach and supervise the swimmer.
- D.** Lifeguard's have the right to assess any one's swimming ability as seen fit and might ask the swimmer to complete certain swimming task to assess that person swimming ability.
- E.** The lifeguard is not a nanny or babysitter. They are concerned with overall pool safety and cannot supervise one individual.
- F. Orders of the lifeguard must be obeyed at all times.** If you have a concern or complaint, please direct it to the Pool Manager. If a problem continues contact the District Manager.



G. Kick boards, fins, weights, Frisbees, any type of balls, and inflatable devices are NOT permitted in the pool.

H. All swimmers under the age of 18 must vacate the water during Rest Breaks (No Exceptions). No sitting on edge of pool during rest breaks.

I. The first time the rules have been disobeyed there will be a warning. The second time, the District member will be called about the incident. The third offense will result in possible membership being revoked for a certain time period, not being able to use the Pool for the remainder of the pool season, with no refund if Out of District pool member.

J. Pool staff and or District personnel may and will verify Fob/pool membership, to ensure accurate of member entry.

General Pool rules and usage:

1. NO GLASS allowed in the pool area at any time. Pop cans, other beverage containers, and general rubbish must be deposited in the trash receptacles. **CLEAN-UP AFTER YOUR-SELVES.** Food allowed in designated areas. **Food not all allowed in the pool.**

2. NO RUNNING, NO DIVING, NO JUMPING IN BACKWARDS, NO WRESTLING, NO PUSHING, NO DUNKING, NO SPITTING, and NO BALL PLAYING. NO SMOKING OF ANY KIND, this includes vapor/electronic.

3. Bicycles, tricycles, skateboards, roller skates, or other play equipment are not allowed in the pool area. Please park in bike rack area, do not bring into the pool area.

4. Members or their guests will be requested to leave the premises if they are intoxicated, use foul or sexually-explicit language, or exhibit violent, abusive, or other undesirable behavior.

5. Swimmers are not allowed to hang around the lifeguard or interfere with or distract the lifeguard from the performance of their duties.

6. No pets allowed in the pool area. They are not to be in any part of the common area around the pool, whether leashed or unleashed. Certified service dogs are accepted with proper paper work or if told of duties. **Please send service dog paper work to the District for verification before going to the pool.**

7. Jumping the fence is prohibited. Violators will be prosecuted for trespassing and pool Fob taken away. Possible membership being revoked, not being able to use the Pool for the remainder of the pool season or for a certain amount of time, with no refund if Out of District pool member.

8. Members are solely responsible for safeguarding any electronic devices, such as cell phones, laptop computers, tablets, i-Pods, and other electronic or battery-operated devices that they bring to the pool. Members are encouraged to keep those devices at least 15 feet from the pool to minimize damage from splashing and should not leave these devices unattended.

9. Members who bring audio equipment to the pool area are responsible for keeping the volume at low levels.

10. Musical devices, cameras, and cell phones, are not allowed in restrooms/locker rooms.

11. Swimmers must stay off ropes, if in place, safety lines when in place and/or lifeguard stands.

12. Persons with open sores, skin infections, contagious diseases, COVID –19 or bandages will not be allowed in the pools.

13. The pool is a non-smoking facility. Smoking of any kind, chew tobacco, firearms, weapons, and drugs are not permitted in or around the pool, pool deck, restrooms, parking lot, or on the pool area grounds.

14. Possession and consumption of alcoholic beverages throughout the pool area is strictly prohibited.

15. To keep a family-friendly environment, all swimmers must wear proper swim attire. Cut-offs, gym shorts, and thongs are specifically prohibited. Swim diapers are required for children under 3 and for health safety reasons. **Cloth or disposable diapers are not allowed.**

16. Children over 5 years of age are required to use restroom designed for their specific gender. Adults with disabilities are exempt from this rule.



17. At no time may gates be propped open for entry to the facility unless opened by a guard for facility usage reasons.

18. **Pool may close at any time:** Due to acts of nature, weather (thunder, lighting, rain,) fire ash, dust storms, safety reasons, disturbances, mechanical issues (heater, pumps, etc.), air quality above 150 on the index, viruses, staffing, pandemics, COVID -19, water quality issues due to human defecation or outside temperature of 65 or less. Keep in mind if the pool closes due to weather it could remain closed for the entire day, depending on time of inclement weather and weather forecast for that day. Pool hours of operation can change due to staffing issues.

19. **Covered Patio/Sun screens areas:** Members and their guests can use the Covered Patio/Sun screens areas of the pool at any time unless signage indicating that the patio /sun screens area is reserved for private events.

20. **Pool Furniture:** The District member will pay for any damage to the pool furniture, equipment, or facility by District member / or their guests. Due to high winds unpredictability, we no longer put out umbrellas.

21. **Guest rules:** District Member must be in good standing with the District to bring in guests.

- a. District member **must check guests in with guards and pay fees.** Fees are posted and subject to change.
- b. Adult Member in good standing may bring in guests after paying fee per guest, per day. (See daily limits)
- c. Guest limit is 4 per day, per home/lot or family. Not per family member. (Guests limits per day subject to change)
- d. Teen members in good standing between the ages of 13-17 may bring in two (2) guests after paying fees. Guest limit is 2 per day for a teen, per home/lot family. Not per family member. (**Limit of 2 guests per day by teen member**)
- e. Guest fee is charged for kids ages 2 and above; and all adults. **Children under two (2) are free.**
- f. Guest fee is paid daily and not refunded due to weather, mechanical issues or illness.
- g. Guests: No in and out with guests, once guests leave, they must pay a fee for re-entry and be with a pool member.
- h. **Guest visits permitted on a space available basis only.**
- i. Limit of 4 guests per day: Subject to change as community grows or under board direction.
- j. Make sure you clean-up after your guests.

22. **Nanny Pass for your childcare provider:** Add an additional name to your membership for a childcare provider.

The nanny pass is to be used for childcare providers that are not District/pool member and/or a family member over the age of 23 (See Dependent definition) that is your childcare provider. Nanny pass would be for your child care provider or a grandparent and/or other relatives over 23 that would take your children to the pool.

Nanny/day care provider must attend with a District/pool member. Nanny passes can be purchase at the pool and expire at the end of the pool season purchased.

District/pool member definition for the Pool Membership Form: Consists of the applicant, spouse, guardians (two adults) and dependents. Dependents are persons un-married, 23 years of age or younger who resides at same address as applicant and are dependent upon applicant for financial support. (Under 23 assumed going to school)

23. **Daytime Pool Party Rates & Policies:** (For a Pool Party contact the Pool Manager)

Parties with 16 or more people will not be scheduled during the day; due to overcrowding of the pool area. Talk to the pool manager about a night time rental. No coordination of several district members bringing family, friends, guests or groups of any kind to avoid pool party cost, guest fees and to circumvent limits on day time gatherings. These types of events can cause life guard coverage issues which limits swim time and put pool safety at risk.

*** Day Pool Party dates may be reserved with full payment, beginning the Tuesday after Memorial Day ***

Day time pool parties up to fifteen (15) guests (2-hour party) for pool members may be held during regular pool hours. Check with guards for fees, for 2-hour party. If you need more than two hours, price will be quoted.



Cost of a day pool party includes guests, guard coverage, tables, chairs, and a semi-private area. Daily guest limits do not apply to pool parties, **your guest limit at the pool party is (15) fifteen**. The guest count for a pool party will include all district members and guests. **(Swimmers and non-swimmers)**

Pool parties can must be arranged with a 5-day notice with the pool manager, starting the Tuesday after Memorial Day, Full payment is due when you sign up for a reservation. **You must clean up after parties.** Party Agreements are available at the pool or on the District web site.

***** Parties with 16 or more people will not be scheduled due to overcrowding of the pool area. *****

This is all parties or gatherings, which includes school, church, sport club parties, **no groups over 15 people**. We have found sports club, church parties come with parents, siblings, grandparents, cousins, and friends. Party or gathering ends up being 40 or 50 people. Pool area cannot handle these types of parties or gatherings during the day.

After hours pool party (After 8:00 pm) see pool manager for quote

24. Pool Fob will be issued: To District members in good standing with the Districts. District members in good standing with the Districts are: Paid in full on their taxes, O and M fees, along with no outstanding covenant violations. If status changes (District member in good standing), pool Fob may be turned off.

25. District Member definition for the Pool Membership Form: Consists of the applicant, spouse, guardians (two adults) and dependents. Dependents are persons un-married, 23 years of age or younger who resides at same address as applicant and/or is dependent upon applicant for financial support. Adults with disabilities are exempt from this rule.

26. If home is rented: Pool Fob is issued to either the renter or the owner not to both. One Pool Fob will be issued to each home/lot. Pool Fob not to be shared. Pool Fob is owned by WPMD.

27. Pool memberships carry no proprietary rights: No District members shall have or acquire any property rights in the property, assets, or holdings of Windshire Park Metro Districts.

28. All persons using the Pool and adjoining areas: Shall be responsible for their own safety and shall be deemed to assume risk of using the pool, and know all risk associated with any virus and agree by their presence in the Pool and surrounding areas, that neither the operator, its agents or employees shall be liable for any loss, injury, understand risk of any viruses in large gatherings or death arising, out of the Pool areas. **You must clean up after yourselves.** I assume full financial responsibility for any damage caused by myself, spouse, guardians, dependents, and/or guests to the Pool. Pool water temperatures are 82°F to 84°F, the water should be no higher than 84°F (29°C), for recreational pools. Lost and found items will be held for up to 7 days, if not claimed taken to a local charity.

Pool days of Operation and Hours are subject to change: (Weather permitting)

Pool hours of operation can change due to staffing issues.

District does not send out e-mails when pool closes due to weather issues.

Days of operation change every year.

Pool hours change 2nd or 3rd Monday of August, date posted at the pool. (Or when local schools start)

Pool is open from May 27th through September 4th, 2023, some days have limited hours.

Summer Pool Hours: May 27th through Aug. 13th.

Pool Hours: 10:30 am to 8:00 pm.

Fall Pool Hours: Aug. 14th through Sept. 4th

Monday through Friday: Hours: 4:30 pm to 7:30 pm

Saturday and Sunday: Hours: 10:30 am to 7:30 pm.

July 4th: Pool hours: 11:00 am to 5:00 pm

No food being served on July 4th.

Holiday's Pool Hours: Memorial Day & Labor Day; Holiday Pool Hours: 10:30 am – 6:00 pm

(Pool closes for the season Monday at 6:00 pm Sept. 4th)

Pool water temperatures are 82°F to 84°F, the water should be no higher than 84°F (29°C), for recreational pools.

WPMD Office Phone number: 970-377-0609



WPMD STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: () - E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____

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

Buyers Names: _____

Buyers E-mail: _____ Closing Date: _____

Homes in WPMD are in a Special District; see Weld County Tax records for any outstanding taxes. Any outstanding taxes collected should be sent to Weld County. Homes in the District have a tax mill levy which has been Gallagherized prior 5/2020. A monthly Operations and Maintenance fee rounded to \$70.34 a month which is invoiced quarterly to residents at \$211.00 per quarter. **O and M fees and are subject to change.**

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

WPMD does have a non-potable irrigation water system (**watering days/restrictions do apply**) that supplies homes with non-potable water. Non-potable Irrigation Months of operation are: Late May through the 3rd week of October.

Current Non-Potable Water Rates is \$252.00 per watering season broken out over 6 payments of \$42.00.

Non-potable water rates are not included or any part of the O and M fees.

Operation and Maintenance fees are \$844.00 annually or \$211.00 per quarter/rounded to \$70.34 per month

Title Company pro-rate O and M fees as needed with Buyer and Seller if closing date is changed.

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: \$ _____

Account status for non-Potable water, invoiced over 6 months: **Amount owned for:** May: _____, June: _____,

July: _____ August: _____, September: _____ and October: _____ **Total Non-potable Water:** \$ _____

WPMD Administration Fee: **\$100.00**

WPMD Transfer Fee: **\$100.00**

Other, _____: \$ _____

TOTAL: O & M / NON-POTABLE WATER 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** Potable (Domestic) water, sewer, electric or gas services are not included in the District.

WPMD Administration Fee: **\$100.00** Non-potable, Water & Administration and Acct Transfer Fee: **\$100.00**

Statement attached: _____ Party Wall Agreements: **NO** Special Assessments: **NO** Other: _____

Working Capital Fee: **NO** Documents printed from web site fee: **NO** WPMD Districts are Tax exempt: **YES**

Outstanding Covenant Issues: _____

Web Site: www.windshirparkmetrodistrict.com

***Title Company*:** WPMD must get a copy of the Warranty Deed, copy of the signature page of the recorded Amended General Disclosure document that is attached and sent with check payable to: **WPMD**

Mailing address: 1555 Millfleet Drive * Windsor, Colorado 80550 (On site mail box, not attended)

Phone : (970) 377-0609 * E-mail manager@windshirparkmetrodistrict.com



I, _____,

I, _____,

I, _____,

I, _____,

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

Buyer Signature Address Date

Buyer Signature Address Date

Buyer Signature Address Date

Buyer Signature Address Date

Return a copy of this page along with a copy of warranty Deed and check to the District.

Note: Homes in the District have a **tax mill levy which has been Gallagherized prior to 5/2020.**

Operations and Maintenance fees or non-potable water fees are paid by the homeowner.

O & M fees /non-potable water fees are not paid by your mortgage company or included in your house payment. Non-potable water is untreated lake or river water it may be dis-colored or have odors.

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

O and M fees are due quarterly, plus non-potable water fees are invoice in 6 increments or 2 quarters.

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

You understand you are bound by the Windshire Park Metro Districts Covenants recorded 12/11/2007 RC# 3522800 and the Guidelines for Windshire Park Metro Districts. Go to the District 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 days are Thursday and/or Friday's** at this time, Architectural Design Application is to be filled out for any exterior projects, see guidelines for Landscape Requirements, wood sheds up to 10' by 12', no plastic or metal sheds, no chickens or fowl, Required Fencing, Required Fence stain. Homeowner will stain homeowner fence where required and interior of District fence. **Approved fence Stain** is "Woodcraft Cedar" and a choice of a clear stain are approved, see web site for approved stains. Elections for the Board of Directors are in even numbered years. Every two years in May.

Windshire Park Metro Districts No. 1 does operate a non-potable water system for home irrigation systems. Homeowners are charged a seasonal fee for non-potable operations of the system, maintenance cost , river & water fees and water usage, during the months of late May, the through the 3rd week of October of each year. The water fees are invoiced in 6 increments with your O and M fee invoice second and third quarter. There are set watering days in the Districts, which does include water restrictions during drought months/years. **Residents pay the cost of the non-pot watering system operations and maintenance as a whole**, during droughts or limit watering times the billing is not pro-rated for any days missed. Keep in mind that non-potable water is un-treated water it may be dis-colored and or have odors. Rates are approved by the Board of Directors. (Water restrictions do apply). Keep in mind during drought years you may be only allowed to water once or twice a week.