

INDY OAK METROPOLITAN DISTRICT

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Dear Homeowner,

Congratulations on your new home purchase, and welcome to the community! Your home resides within the boundaries of Indy Oak TOD Metropolitan District ("the District"). The District is a quasi-municipal corporation and political subdivision of the State of Colorado, governed by a five member elected Board of Directors.

The Indy Oak TOD community does not have a Homeowner's Association, instead the District performs such functions as covenant control, architectural review and grounds maintenance services, including but not limited to; open space areas and community parks, community fencing, monumentation, and snow removal along public parks and trails, as well as other management services for your community. These services are paid for through your yearly property tax assessment and Operations Fee, rather than through an assessment of dues such as an HOA would impose. The Operations Fee is a monthly fee which is billed quarterly. You will receive an invoice for by mail, with options to receive email invoices or to opt in for paperless billing. More information on District Fees can be found in the Fee Resolution (which is a part of this Welcome Packet).

The District's Limited Tax General Obligation Bond debt service is also paid for through your yearly property tax assessment. Further information on this subject can be obtained by referencing the General Information and Disclosure Sheet (which is also a part of this Welcome Packet); via the District's Service Plan (which is available upon request) or, by contacting the District's Community Manager, Peggy Ripko, at Special District Management Services, Inc. ("SDMS"). SDMS is contracted by the District to manage the day-to-day responsibilities of operating the District; managing all outside contractors and consultants, and supporting the Board of Directors of the District.

Trash Service: Trash Service is provided by Waste Management; which is paid for by the District. Pickup occurs on Tuesdays. Recycling pick-up will be every other week. Recycling will be picked up on the 'Green' weeks, per the enclosed Waste Management Calendar. Additional information regarding trash and recycling service is included in this packet.

What you can expect as a new homeowner within the Indy Oak TOD community: Part of SDMS' role is to conduct routine inspections of the community in order to ensure compliance with the Declaration of Covenants and the Rules and Regulations. The Declaration of Covenants and The Rules and Regulations set forth the policies, restrictions, covenant enforcement and architectural design review criteria. You can expect inspections to occur bi-weekly during the growing season, and monthly the rest of the year.

Two copies of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR (Architectural Review Request) prior to installation or changes to landscaping, fencing or exterior of the unit.. The Owner should ensure submittal of these plans will allow for the review period of up-to forty five (45) days for approval in accordance with the deadline for installation. Though an ARR may have been submitted, if it has not been approved and the installation completed by the deadline, the property may be sited for non-compliance.

Should you have any questions or require more information regarding the matters presented in this letter, please contact me at (303) 987-0835 or via email at pripko@sdmsi.com. Once again, we would like to warmly welcome you to the Indy Oak TOD community.

Warm Regards,

Peggy Ripko District Community Manager