

MOUNTAIN SKY METROPOLITAN DISTRICT

Welcome!

The Mountain Sky Metropolitan District congratulates you on the purchase of your new home and welcomes you to the community! To assist you in making yourself at home please review the following information. Understanding the District and its role will enhance your ownership experience. It is also important to review and become familiar with the Highlands governing documents. These documents can be obtained from the District Manager.

District Role

The Mountain Sky Metropolitan District ("District") shall have and exercise with regard to the community all powers and authority reasonably necessary to administer its rights and duties under the Declaration of Covenants, Conditions and Restrictions (CCR's) for Mountain Sky, including the power to: (a) manage and enforce the restrictions provided in the CCR's; (b) adopt and amend budgets for revenues, expenditures and reserves and collect taxes and fees for expenses from Owners of lots within the Community to administer its duties and obligations; and, (c) the power to contract with a third party for duties and responsibilities of the District and, all other rights, powers and authority necessary to enforce the CCR's. The District may adopt Design Guidelines and Rules and Regulations and shall have the power to levy reasonable fees, fines, and penalties for violations of any provision of the CCR's, Design Guidelines and Rules and Regulations. Note: any and all improvements to your exterior must be submitted for approval prior to installation.

Mailbox Keys

Please obtain your mailbox keys from the DR Horton sales office located at 417 Morning Tide Avenue. The phone number for the sales office is 720-357-7731; or email at mountainskysales@drhorton.com.

Trash Collection and Recycling

The District does not provide trash/recycling service.

Landscape Completion

Landscaping plans and other required documents shall be submitted to the Architectural Control Committee for review and approval prior to installation. Carefully review the Design Guidelines prior to submitting your request.

NOTE: Owner shall install landscaping on the lot within one hundred eighty (180) days after acquisition of the lot if said acquisition occurs between April 1 and October 1. If acquisition does not occur between those dates, then the landscaping shall be installed by the following October.

Landscape Maintenance

The District is responsible for maintaining the common areas; homeowners are responsible for maintaining their own properties.

Snow Removal

Snow removal is provided by the District only on property adjacent to District-maintained property. Homeowners are responsible for clearing their sidewalks, driveways and driveway aprons.

Management Company Contact Information

Teleos Management Group professionally manages the Mountain Sky Metropolitan District for Covenant Enforcement and Architectural Applications. Please contact Cathy Baldwin for information regarding landscaping, concerns and design applications. She can be reached at (720) 618-4305 or by email to **Cathy@teleos-services.com**.

Sincerely,

Teleos Management