

BERTHOUD HERITAGE METRO DISTRICTS STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: (____) _____ - _____ E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____ Berthoud, CO 80513 Circle: Single family or Attached Family.

Circle Area: Heron Lakes: Vantage: Rookery: Lot: _____ Block: _____ Phase/Filing: _____ BHMD District #: _____

Buyers Names: _____ **Need by Date:** _____

Buyers E-mail: _____ **Closing Date:** _____

Homes in BHMD's are in a Special District; see Larimer County Tax records for any outstanding taxes. Any outstanding taxes collected should be sent to Larimer County. Homes in the BHMD have a mill levy, see county records. Residents also pay the BHMD yearly operations fees invoiced semi-annually, see fee list for amounts. **Operations fees subject to change.**

Operations fees are invoiced semi-annually.

Parts of BHMD does have a non-potable irrigation water system that supplies homes with non-potable water. Non-potable watering is currently 3 days and may have other restrictions and are not pro-rated for any change in watering days. Non-potable Irrigation Months are normally: The 1st week of May through the third week of October. The Districts supplies air in Oct. for the blow out of the non-potable water system: See the blow out schedule on the web site. **Non-potable water rates are not included in the Operations fees.**

The non-potable water rate is \$420.00 per watering season for single family homes and \$150.00 per water season for attached homes (Townhomes/Condos). Vantage does not have a non-potable water system.

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

O 1st semi-annually payment for Jan., Feb., March, April, May, and June. Amount: \$ _____ \$ _____

See operations and non-potable water break out on third sheet.

O 2nd semi-annually payment for: July, August, Sept., October, Nov., and Dec... Amount: \$ _____ \$ _____

O Non-potable watering: **Single Family** \$420.00 and **Attached homes** \$150.00. For seasonal usage rates.

May: _____, June: _____, July: _____ August: _____, September: _____ to turn off in October: _____ \$ _____

Non-potable water fees are for non-potable water starting the first week of May through October which includes air for blow out, full month Charge.

O **BHMD Administration & Transfer Fee:** \$ 150.00

Total amount for above fees: \$ _____

O **Property RESALE enhancement fee** is a set price of \$ _____ or .35% of home sale price: .35% X \$ _____ = \$ _____

Closing company figures out enhancement fee from final Home sale cost. VANTAGE has set resale enhancement fee see completed status letter for amount.

**** Enhancement fee charged on lots with a structure ****

Total fees due to BHMD: \$ _____

Note: If closing date changes and status letter monies need to be recalculated by the district additional fees may apply.

Sub-HOA: _____ Contact for HOA: _____

Potable (Domestic) water, sewer, electric or gas services are not included in the district. District Statement attached: _____

Party Wall Agreements: **NO** Special Assessments: **NO** Part of Master HOA: **NO** Other: _____

Working Capital Fee: **NO** Right of First refusal: **NO** Documents printed from web site fee: **NO** BHMD Districts are Tax exempt: **YES**.

Outstanding Covenant Issues: _____

NOTE: Builder or lot owner: When getting construction permit, BHMD has assorted development, raw water, non-potable water fees that are due before permit can be obtained from the Town of Berthoud, see current fee list on web site.

Berthoud-Heritage Metro Districts "BHMDs"

2375 TPC Parkway

Berthoud, CO 80513

Phone: 970-488-2828

E-mail: Manager@bhmds.com

1-1-24

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***Title Company*:** **BHMD must get a copy of the Warranty Deed, signed copy of the signature page of the recorded** Amended General Disclosure page sent with **check payable to the BHMD** on site mailing address listed below: **Note mailing address below.** Mailing Address is not the BHMD office, it is an on-site mailbox: [Please do not send mail that needs a signature.](#)

I, _____
I, _____
I, _____
I, _____

Hereby acknowledge that I have received and/or read the AMENDED AND RESTATED GENERAL DISCLOSURE, DISTRICT SUMMARY AND COMMON QUESTIONS REGARDING BERTHOUD HERITAGE METROPOLITAN DISTRICTS.

Buyer Signature	Address	Date
Buyer Signature	Address	Date
Buyer Signature	Address	Date
Buyer Signature	Address	Date

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

Note: You understand you are bound by the Berthoud Heritage Metro Districts Covenants and the Guidelines for your area. Go to the District web site for information on the Districts, non-potable water if used in your area, Covenants and Guidelines, along with amenities, such as, the Pool, the Fitness center or the Golf Course memberships, Golf Course Discounts if not a member, and Lonetree Lake memberships. **McNeil Reservoir is not part of the amenities currently. Not all trails are complete at this time. Estimated 4 to 8 years.**

You acknowledge if you live along the Golf Course or attend events at the golf course there could be hazards for you, your family and home, the golf course management company and or the BHMD are not responsible for any damages. General Operations fees are paid semi-annually by the homeowner. General Operation fees are not paid by your mortgage company or included in house payment. **(General Operation fees subject to change)** General Operation fees, the district will send out O and M fee semi-annually, via e-mail or USPS.

Non-potable water fees are invoiced annually. Non-potable water fees are for operations, maintenance, and long-term reserves of the non-potable water system, with water restrictions, non-potable water fee is not pro-rated for time of operation. Non-potable water starts around the first week of May and is turned off on the second Friday of October, which includes air for blow out the week after. Non-potable water system may be turned off if over ½ inch of rain has accumulated within a 24-hour period. **Keep in mind during drought years you may only be allowed to water once or twice a week. Non-potable water is un-treated water and comes from local lakes and or rivers.** Non-potable water is un-treated water, which may have dis-color and/or odors. Homeowners winterize their own non-potable irrigation system, using air in BHMD mains the 3rd week of October, the following week the non-potable water is turned off. See blow out schedule on the web site. [Please provide e-mail to get e-mailed communications from BHMD.](#) Homeowners are subject to all covenants and guidelines in BHMD. See and read web site for information on Covenants, Guidelines, Rules and Regulations Budgets, Commercial Vehicles Parking Restrictions, Restrictions on vehicles with logo's, Restrictions on parking of RV's, trailers, boats, etc., Friday is **Trash, recycling, yard waste or any waste, pick up day. The Designate trash day is FRIDAY in Heron Lakes and Friday in VANTAGE, voted on by the BHMD boards.** Recommended trash companies: Step It Up Disposals (970) 888 – 1414; United Waste Systems (970) 532 – 0803; Republic Service (formally Gallegos) (970) 484 – 5556.

Architectural Design Application is to be filled out for any exterior projects, see guidelines for Landscape Requirements, **all landscape and fencing to be completed within a certain timeline after closing of a lot with a home.** Homes with non-potable irrigation should install in-line filters, a blowout stub and use irrigation head sized for non-potable water systems, home irrigation systems should be designed to water during 3-hour windows and 3 days a week. See fence plan for your area on required fencing with height restrictions and stain. Dog runs are approved district fencing. Required Fence staining is mandatory in areas with wood fences. Homeowner will stain homeowner fence and interior of District fence. **Vantage homeowners** must use the Required fence stain: Sherwin Williams SuperDeck Solid Color Stain - River Birch SW3024, on their private fences and if you have District fence in your yard. The fence should be re-stained every 3 to 5 years.

The developer, the builder, salespeople, or real estate agents cannot make any promises for the Districts, on anything, get it in writing.