

**FOSSIL RIDGE METROPOLITAN DISTRICTS NOS. 1-3
SCHEDULE OF FEES EFFECTIVE AS
OF January 1, 2021 approved by the
Board of Directors of Districts Nos. 1-3
at their respective public meetings held**

on

December 7, 2020.

Adopted as allowed by the following
Resolution:

Fourth Amended and Restated Joint Resolution of the Board of Directors of the Fossil Ridge
Metropolitan Districts Nos. 1 – 3 Concerning the Imposition of District Fees (December 4, 2018)

FEE TYPE	CLASSIFICATIONS	RATE
Development Fee	Detached Single Family	\$7,525
	Town Home, Condominium or other attached “for sale” residential unit	\$5,625
	Rental unit within an apartment building	\$2,775
Storm Drainage Development Fee	Detached Single Family	\$1,000
	Town Home, Condominium or other attached “for sale” residential unit	\$750
	Rental unit within an apartment building	\$500
Administrative Set-Up Fee	All Classifications	\$261 (Effective January 4, 2019)
Operations Fee	All Classifications	\$1400 per year (to be billed quarterly, beginning in January 2020)
Maintenance Fee No. 1 ¹	All Classifications	\$100/quarter per Unit
Maintenance Fee No. 2 ²	All Classifications	\$0/quarter per Unit
Maintenance Fee No. 3 – F15 ³	All Classifications	\$75/quarter per Unit
Maintenance Fee No. 3 – F16N ⁴	All Classifications	\$110/quarter per Unit
Maintenance Fee No. 3 – F16S ⁵	All Classifications	\$150/quarter per Unit

1 - Maintenance Fee 1 – Applies to the following 13 lots in Solterra:
Lots 1-6, Block 1, Filing No. 1; and
Lots 51-57, Block 1, Filing No. 2

Fees based on: Gate maintenance, and reserve for future gate repair and replacement.

2 - Maintenance Fee 2 – Applies to the following 107 lots in Solterra:
Lots 7-10, Block 1, Filing No.14 Lots 22-41, Block 4, Filing 14

Lots 10-11, Block 3, Filing 14
Lots 24-44, Block 3, Filing No. 14

Lots 1-23, Block 1, Filing No. 16
Lots 1-16,25-45, Block 4, Filing No. 16

Fees based on: No specific services in addition to those provided to all Solterra residents.

3 - Maintenance Fee No. 3-15 – Applies to the following 43 lots in Solterra:
Lots 1-43, Block 1, Filing No. 15;

Fee based on: Snow removal within homeowner plot from the sidewalk to the front of the first step at townhome entrance at a 2-inch/4-inch (2/4 standard), landscape maintenance.

Note: Snow removal will not be provided on stairs or porches. No snow removal will be performed on garage aprons.

4 - Maintenance Fee No. 3-16N – Applies to the following 29 lots in Solterra:
Lots 1-29, Block 6, Filing No. 16

Fee based on : Snow removal within homeowner plot from the sidewalk to the front of the first step at townhome entrance at a 2-inch/4-inch (2/4 standard) and snow removal from the garage apron when snowfall exceeds removal standard, landscape maintenance, planter box maintenance, and reserve for repair / replacement of sidewalk and driveway (garage apron) within the homeowner plot.

Note: Snow removal will not be provided on stairs or porches.

5 - Maintenance Fee No. 3-16S – Applies to the following 42 lots in Solterra:
Lots 1-42, Block 3, Filing No. 16

Fee based on: Snow removal within homeowner plot from the sidewalk to the front of the first step at townhome entrance at a 2-inch/4-inch (2/4 standard) and snow removal from the garage apron when snowfall exceeds removal standard, landscape maintenance, planter box maintenance, and reserve for repair / replacement of sidewalk and driveway (garage apron) within the homeowner plot.

Note: Snow removal will not be provided on stairs or porches.

General Note: FRMD has set a standard for snow removal for all FRMD-owned, private drives and alleys. The standard has been set at snowfall greater than 8-inches, per storm, not total accumulation.

General Note: For residents in MFA 1, 2, 3-15, 3- 16N, and 3-16S are reminded snow from in-plot areas may not be placed on FRMD-owned private drives and alleys.

PAYMENTS: Payment for each fee shall be made payable to the Fossil Ridge Metropolitan District No. 1.

For payments sent PRIOR to MARCH 1, 2021, please send to:

Jennie Heinze
Overlook Property Management
6860 S. Yosemite Court, Suite 2000
Phone: (303) 991-2192
Fax: (303) 991-2199

For payments sent AFTER MARCH 1, 2021, please send to:

Community Resource Services
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111
Phone: (303) 381-4960
Fax: (303) 381-4961

Residents should note that pursuant to the District Resolution Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Sanitary Sewer Services and Facilities, fees for sanitary sewer services are additionally imposed by and through the Districts.