

STC METROPOLITAN DISTRICT NO. 2

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Dear Potential Homeowner,

Thank you for your interest in Downtown Superior! Your potential home resides within the boundaries of STC Metropolitan District No. 1 (“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. STC Metropolitan District No. 2 is the district responsible for the operations and maintenance of certain infrastructure and amenities within the STC Community.

The STC community does not have a Homeowner’s Association, but rather, the District performs such functions as covenant control, design review and grounds maintenance services including, but not limited to; open space areas, courtyards, community fencing, monumentation, and snow removal on public sidewalks and along the lanes within the community, as well as other management services for the community. This is paid for through property taxes.

The District’s Limited Tax General Obligation Bond debt service is also paid for through yearly property tax assessments. Further information on this subject can be obtained by contacting the District’s Manager, Peggy Ripko at Special District Management Services, Inc. (“SDMS”).

SDMS is contracted by the Districts to manage the day-to-day responsibilities of operating the Districts; managing all outside contractors and consultants, and supporting the Board of Directors of the Districts.

What you can expect as a new homeowner within the STC community: Part of SDMS’ role is to conduct routine inspections of the community in order to ensure compliance with the Declaration of Protective Covenants and the Rules and Design Guidelines. The Declaration of Protective Covenants and the Rules and Design Guidelines set forth the policies, restrictions, covenant enforcement and design review criteria. You can expect inspections to occur monthly during the growing season (April-September), and quarterly throughout the rest of the year.

The District does have a website with all of the governing documents, minutes and financials for the District. You may access the District’s website at <https://stcmd1-3.colorado.gov>.

Should you have any questions or require more information please contact me at 303-987-0835 or pripko@sdmsi.com.

Warm Regards,

STC Metropolitan District No. 2



Peggy Ripko- District Community Manager