

## STC METROPOLITAN DISTRICT NO. 2

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Dear Homeowner,

Congratulations on your new home purchase and welcome to the STC community! Your 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 your community.

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 a part of this Welcome Packet); via the District’s Service Plan (which is available upon request) or, by contacting the District’s Manager, Lisa Johnson 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 alleys behind the townhomes are designated ‘Fire Lanes’ and no parking is permitted at any time. This includes the aprons behind the garages. Any vehicles parked in the Fire Lanes are subject to tow at the owner’s expense. If a car is parked in the Fire Lanes, please contact the Boulder County Sheriff non-emergency line at 303-441-4444. Additionally, the only designated parking for the townhomes is in the garage of each unit. The parking spaces within the community are designated as visitor parking- please see the rules and regulations for more information.

Additionally, please note that owners are responsible for the snow removal in front of their units; including those who live in townhomes.

A milestone you should be aware of relating to timing for backyard improvements: As specified in the Declaration of Protective Covenants of STC, (Section 4.3); landscaping is required to be

installed within **the first growing season** after acquisition of title to the property. For properties for which title is acquired between the months of October and March, landscaping will be installed in the subsequent spring following such acquisition. This is to allow adequate seasonal timing to install such landscaping. Per the Declaration of Protective Covenants for STC and the Rules and Design Guidelines, landscape design review submittal to the STC Design Review Committee (STCDRC) is required prior to installing your landscaping. For more information on this processes, as well as guidelines for minimum standards required for approval, please see the Rules and Design Guidelines found in this packet.

Trash Service: Trash service is provided by the Town of Superior. You may access the website at <http://superiorcolorado.gov/services/trash-recycling>.

Enclosed you will find the following important community reference materials (subject to periodic change). You can find these reference materials, as well as other information, can be found on the District's website [www.colorado.gov/pacific/stcmd](http://www.colorado.gov/pacific/stcmd).

1. **“STC Community Resources”** (a quick reference guide).
2. **“Special District Public Disclosure Document and General Information”** (the Disclosure and General Information is intended to provide an overview of significant information related to the District)
3. **“STC Rules and Design Guidelines”** (the Rules and Design Guidelines provide design criteria regarding the construction of new homes, home additions, fencing, landscaping and other alterations to same). The Design Review Request form is included at the end of the Guidelines.
4. **“Declaration of Protective Covenants for STC” (aka CC&R’s)** (the Declaration of Protective Covenants sets forth the policies for restrictions and covenant enforcement and design review).

Should you have any questions or require more information regarding the matters presented in this letter, please contact me at 303-987-0835 or [pripko@sdmsi.com](mailto:pripko@sdmsi.com). Once again, we would like to welcome you to the STC community.

Warm Regards,

STC Metropolitan District No. 2



Peggy Ripko- District Community Manager