



TRAILSIDE METROPOLITAN DISTRICT WELCOME LETTER

Congratulations on purchasing a home in Trailside Metropolitan District! Welcome to the neighborhood. The Trailside website contains most of the answers to questions you may have:

trailsidemd.live

Metro Districts 101: What is a Metropolitan District?

Special Districts in Colorado are a form of local representative government. Please reference the district's website for more information: trailsidemd.live/faq

What Services are Provided by Trailside Metropolitan District?

- Financing of the public improvements necessary to build the development, including the streets, sewers, parks, and trails.
- Operation and maintenance of the parks, landscaping and irrigation of common space/open space areas, signage, entrance monuments, covenant controls, and design review.

For more information on the current or past budgets that are necessary for these operations, past board meeting minutes, or any of the legal documents that make the operations of Trailside Metropolitan District possible please review the governance tab on the website:

trailsidemd.live/governance

What Services are Not Provided by Trailside Metropolitan District?

- Snowplowing of the public streets is not provided by the District, but may be provided by the Town of Timnath. Please visit the Town's website for more information:
<https://timnath.org/snow-removal/>
- Actions involving policing authority such as animal control, identification of vehicles parked on public streets, and enforcement of Town Code.

<https://timnath.org/code-enforcement/>

<https://timnath.org/public-safety/>

Exterior Improvements and Rear Yard Landscaping

All exterior improvements MUST be approved prior to construction and/or installation. Rear yard landscaping is required within 180 days (6 months) of closing. Violation of the landscape requirements may result in fines being assessed to owners. Submittal forms and more information is available on our website: trailsidemd.live/architectural-review

Covenants, Conditions, and Restrictions. What do these even mean?

These are guidelines for the appearance of the homes and lots within Trailside Metropolitan District. Please reference the documents and the violation process here: trailsidemd.live/governance

How do I Report Covenant Violations or District Maintenance Issues?

Please email the District at info@trailsidemd.live to report any issues.

What Fees do I Pay as a Homeowner in the District?

When is my payment due? Will I receive a printed invoice? How can I pay my fees? Find answers online at the following link: trailsidemd.live/online-payments

When are the District Board Meetings?

District Board Meetings are posted under the Governance tab on the district website at trailsidemd.live/governance



Trailside Metropolitan District
C/O Pinnacle Consulting Group, Inc
550 West Eisenhower Blvd
Loveland CO 80537
(970) 617-2478