

FALLBROOK VILLAS METROPOLITAN DISTRICT

Welcome!

The Fallbrook Villas Metropolitan District congratulates you on the purchase of your new home and welcomes you to the community! To assist you in making yourself at home, please review the following information. Understanding the District and its role will enhance your ownership experience. It is also important to review and become familiar with the Fallbrook Villas governing documents. These are on the District's website at: <https://www.fallbrookvillas.com>

District Role

The Fallbrook Villas Metropolitan District ("District") shall have and exercise with regard to the community all powers and authority reasonably necessary to administer its rights and duties under the Declaration of Covenants, Conditions, and Restrictions (CCR's) for Fallbrook Villas, including the power to: (a) manage and enforce the restrictions provided in the CCR's; (b) provide trash service; (c) adopt and amend budgets for revenues, expenditures and reserves and collect taxes and fees for expenses from Owners of lots within the Community to administer its duties and obligations; (d) the power to contract with a third party for duties and responsibilities of the District and, all other rights, powers and authority necessary to enforce the CCR's and, (e) management of the recreation center. The District may adopt Design Guidelines and Rules and Regulations and shall have the power to levy reasonable fees, fines and penalties for violations of any provision of the CCR's, Design Guidelines and Rules and Regulations. Note any and all improvements to your exterior must be submitted for approval prior to installation. Design Guidelines are also on the District's website.

Trash Collection and Recycling

Please call the City of Thornton's Environmental Services at 720-977-6200 to set up service. You can also email: environmentalsvcs@cityofthornton.net. The following is a quick summary of Thornton's services provided to our customers.

- Fixed rate of \$13.50 per month per residential unit with no hidden fees
 - Weekly trash collection including a 96-gallon black container
 - Twice per month recycle collection including a 96-gallon green container
 - Seasonal overflow pickup (fall leaf collection, holiday boxes, etc.)
 - One-time courtesy moving box collection by appointment
 - If needed, a second black can is just \$2.50 more per month
 - A second green recycling container can be provided to residents at *no additional fee*
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Customers also enjoy:

- Click & Haul bulk item collection – offering a year-round curbside large item service which can be used for furniture, remodel debris, branches, seasonal cleaning, etc. Up to two full pickup truck loads of junk or debris for \$65. Appointments can be made online, by phone, or email.

Landscape Maintenance

The District is responsible for mowing the front yards and the tree lawns in the community. The homeowners are responsible for fertilizing, weeding and sprinkler maintenance.

Snow Removal

Snow removal is provided by The Fallbrook Villas Metropolitan District on sidewalks located in the common areas and the sidewalks that run along the front of the lots. The District will also clear a path down the alleys.

Homeowners are responsible for clearing any sidewalks/walkways leading up to the front porch. Homeowners are also responsible for clearing their driveways and driveway aprons.

Mailbox Key

Keys to your mailbox need to be picked up at the Brighton Post Office at 90 N. 4th Ave., Brighton, CO 80601- 800-275-8777. Please visit the post office after your closing to obtain your keys.

Management Company Contact Information

Advance HOA Management, Inc. professionally manages The Fallbrook Villas Metropolitan District. The Community Manager is Melissa Sykes. You may reach her at 303-482-2213 ext. 238 or at melissa.sykes@advancehoa.com.

Sincerely,

Advance HOA Management
