



WPMD STATUS LETTER

Title Company: _____

Contact Name: _____

Address: _____

Phone: () - E-mail: _____

Sellers: _____ Circle: Sale or refinance

Property Address: _____

Lot: _____ Block: _____ Phase/Filing: _____ WPMD District #: **2**

Buyers Names: _____

Buyers E-mail: _____ Closing Date: _____

Homes in WPMD are in a Special District; see Weld County Tax records for any outstanding taxes. Any outstanding taxes collected should be sent to Weld County. Homes in the District have a tax mill levy which has been Gallagherized prior 5/2020. A monthly Operations and Maintenance fee rounded to \$70.34 a month which is invoiced quarterly to residents at \$211.00 per quarter. **O and M fees and are subject to change.**

O and M fees are due quarterly: March 1, June 1, September 1 and December 1 of each calendar year.

WPMD does have a non-potable irrigation water system (**watering days/restrictions do apply**) that supplies homes with non-potable water. Non-potable Irrigation Months of operation are: Late May through the 3rd week of October.

Current Non-Potable Water Rates is \$252.00 per watering season broken out over 6 payments of \$42.00.

Non-potable water rates are not included or any part of the O and M fees.

Operation and Maintenance fees are \$844.00 annually or \$211.00 per quarter/rounded to \$70.34 per month

Title Company pro-rate O and M fees as needed with Buyer and Seller if closing date is changed.

O 1st Quarter O and M fee (Due March 1: January, February, and March) \$ _____

O 2nd Quarter O and M fee (Due June 1: April, May, and June) \$ _____

O 3rd Quarter O and M fee (Due September 1: July, August, and September) \$ _____

O 4th Quarter O and M fee (Due December 1: October, November, and December) \$ _____

Total O and M fees: \$ _____

Account status for non-Potable water, invoiced over 6 months: **Amount owned for:** May: _____, June: _____,

July: _____ August: _____, September: _____ and October: _____ **Total Non-potable Water:** \$ _____

WPMD Administration Fee: **\$100.00**

WPMD Transfer Fee: **\$100.00**

Other, _____: \$ _____

TOTAL: O & M / NON-POTABLE WATER AND OTHER FEES DUE TO THE DISTRICT: \$ _____

(Note: If closing date changes and status letter monies need to be recalculated by the District additional fees may apply)

Sub-HOA: **NO** Potable (Domestic) water, sewer, electric or gas services are not included in the District.

WPMD Administration Fee: **\$100.00** Non-potable, Water & Administration and Acct Transfer Fee: **\$100.00**

Statement attached: _____ Party Wall Agreements: **NO** Special Assessments: **NO** Other: _____

Working Capital Fee: **NO** Documents printed from web site fee: **NO** WPMD Districts are Tax exempt: **YES**

Outstanding Covenant Issues: _____

Web Site: www.windshirparkmetrodistrict.com

***Title Company*:** WPMD must get a copy of the Warranty Deed, copy of the signature page of the recorded Amended General Disclosure document that is attached and sent with check payable to: **WPMD**

Mailing address: 1555 Millfleet Drive * Windsor, Colorado 80550 (On site mail box, not attended)

Phone : (970) 377-0609 * E-mail manager@windshirparkmetrodistrict.com



I, _____,

I, _____,

I, _____,

I, _____,

Hereby acknowledge that I have received and read the AMENDED AND RESTATED GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING THE WINDSHIRE PARK METROPOLITAN DISTRICTS.

Buyer Signature Address Date

Buyer Signature Address Date

Buyer Signature Address Date

Buyer Signature Address Date

Return a copy of this page along with a copy of warranty Deed and check to the District.

Note: Homes in the District have a **tax mill levy which has been Gallagherized prior to 5/2020.**

Operations and Maintenance fees or non-potable water fees are paid by the homeowner.

O & M fees /non-potable water fees are not paid by your mortgage company or included in your house payment. Non-potable water is untreated lake or river water it may be dis-colored or have odors.

O and M fee subject to change, check with the District for current fee.

O and M fees are due quarterly, plus non-potable water fees are invoice in 6 increments or 2 quarters.

Due dates: March 1, June 1, September 1 and December 1) District will send out quarterly O and M invoicing.

You understand you are bound by the Windshire Park Metro Districts Covenants recorded 12/11/2007 RC# 3522800 and the Guidelines for Windshire Park Metro Districts. Go to the District web site for information on Covenants, Guidelines, Rules and Regulations, Budgets, Public Pool and Rules, **Commercial Vehicles Parking Restrictions**, Restrictions on vehicles with logo's, Restrictions on parking of RV's, trailers, boats, etc., **Trash, recycling, yard waste or any waste, pick up days are Thursday and/or Friday's** at this time, Architectural Design Application is to be filled out for any exterior projects, see guidelines for Landscape Requirements, wood sheds up to 10' by 12', no plastic or metal sheds, no chickens or fowl, Required Fencing, Required Fence stain. Homeowner will stain homeowner fence where required and interior of District fence. **Approved fence Stain** is "Woodcraft Cedar" and a choice of a clear stain are approved, see web site for approved stains.

Elections for the Board of Directors are in even numbered years. Every two years in May.

Windshire Park Metro Districts No. 1 does operate a non-potable water system for home irrigation systems. Homeowners are charged a seasonal fee for non-potable operations of the system, maintenance cost , river & water fees and water usage, during the months of late May, the through the 3rd week of October of each year. The water fees are invoiced in 6 increments with your O and M fee invoice second and third quarter. There are set watering days in the Districts, which does include water restrictions during drought months/years. **Residents pay the cost of the non-pot watering system operations and maintenance as a whole**, during droughts or limit watering times the billing is not pro-rated for any days missed. Keep in mind that non-potable water is un-treated water it may be dis-colored and or have odors. Rates are approved by the Board of Directors. (Water restrictions do apply). Keep in mind during drought years you may be only allowed to water once or twice a week.