

The Boundary

at River Valley Ranch

Carbondale, Colorado

Welcome Packet



The primary purpose of The Boundary Association, an HOA, is to build community and ensure the best quality of life for all homeowners while maintaining and enhancing property values through enforcing the covenants and maintenance of the association common areas

Dear New Homeowner;

Congratulations on the purchase of your new home. On behalf of The Boundary Association Board of Directors and homeowners, we would like to welcome you to our neighborhood. We're glad you have chosen to live in our friendly community and hope you actively participate in helping our neighborhood continue to be one of the finest in this area.

Moving into a covenant controlled community governed by a Homeowners Association ("HOA"), can be confusing and challenging if you have never lived in one. As a homeowner in The Boundary, you are governed by two Associations; The River Valley Ranch Master Association ("RVRMA") and The Boundary Association. You also pay assessments to each Association which is explained on page 4.

This document touches upon key areas of interest for all new homeowners. However, it is not designed to replace or substitute for The Boundary Association or the RVRMA governing documents which you should have been given the opportunity to read and understand prior your purchase. The governing documents for both HOAs can be found at the RVRMA website under the Resources Library (www.rvrma.org/resources).

You should have completed a River Valley Ranch ("RVR") owner information form at your real estate closing. When this form is received from the title company, member services at RVR will email you the following documents: RVR Ranch Membership, RVR Ranch House Rules and Regulations, RVRMA Policy Procedure Enforcement, RVR Welcome Letter and, an Authorization Agreement for Automated Payments. Ranch House membership gives you access to the pool, tennis and fitness facilities.

The Boundary Association property manager, Silver Mountain Properties, will email you an Owner Contact Information Form after your real estate closing.

If you did not receive either of the aforementioned new homeowner emails please contact; ali.royer@rvrma.org (970-963-6300 ext 105, or admin@smprop.com (970-963-4900).

River Valley Ranch

In 1879, Myron Thompson and his son Alex were among the first settlers in the Crystal River Valley and the town of Carbondale. They established the Thompson Ranch at the junction of the Crystal River and Thompson Creek. Today, we know it as River Valley Ranch, which was designed to preserve the natural surroundings and ranching heritage. RVR's architectural theme achieves a high standard of environmental friendliness by requiring the use of natural materials and plants that are native to the area. You will also see lots of wildlife migrating throughout RVR.

RVR was created in 1996, originally consisting of 514 residential lots and multi-family units, along with various common areas and facilities. The community is governed by the Master Declaration of Covenants for RVR which sets forth rights and responsibilities of owners, and imposes restrictions on lots and units within RVR. The RVRMA is responsible for maintenance of the Master Common Areas and enforcement of the provisions of the Master Declaration.

Various "neighborhoods" are designated within the River Valley Ranch development, including The Boundary. Other neighborhoods include the single-family neighborhoods of "Old Town", and "The Settlement" and multi-family residences known as "Crystal Bluffs" and "Fairway Residences.

The Boundary

The Boundary is a neighborhood of townhomes and condominiums consisting of 33 units. The Boundary is covered by the RVR Master Declaration and by the "Boundary Declaration." The Boundary Association is responsible for maintenance of The Boundary Common Areas, certain exterior elements of The Boundary properties and enforcement of provisions of the Boundary Declaration.

River Valley Ranch Golf Course

The River Valley Ranch Golf Course adjacent to The Boundary is privately owned (but open to the public for play) and is not a part of the Master Common Area. Lots within RVR are subject to a Declaration of Golf Course Play and Operational Easement which creates easements in favor of the golf course owner throughout RVR as necessary for the construction, maintenance, and use of the golf course. This includes easements for golf cart paths, signage, landscaping, and the flight of golf balls. The Golf Agreement states that lot owners assume the risk of damage or injury resulting from errant golf balls.

Irrigation

Irrigation for landscaping throughout RVR is provided through a raw water irrigation system via ditches fed by the Crystal River. Outside watering on your property must be through this system, not with potable water. The RVRMA may impose seasonal restrictions on water use based on water availability. The Weaver and Leonhardy Ditch that runs behind The Boundary was built in 1885 and is owned and maintained by the Town of Carbondale which has a 30-foot wide easement. The ditch is operational mid-April through mid-October.

Declarations & Covenants

The Boundary Association is a sub-association of the RVRMA. Restrictions on use of your property are contained in both the Master Declaration and the Boundary Declaration. Select highlights of these provisions follow, however, we recommend that you read through the restrictions affecting your property, viewable on the RVRMA website (www.rvrma.org/resources).

RVRMA Declaration

The Master Declaration sets forth restrictions on lots within RVR which are supplemented by By-Laws, design guidelines, rules, and policies and procedures adopted by the RVRMA board.

Your property is for Single-family residential use only, by a family comprised of (i) no more than two (2) principal adults, (ii) the legal dependents of one or both of said principal adults, (iii) no more than two (2) additional family members (adults or children) who are related by blood or marriage to said principal adults, and occasional guests. Employees who care for the residence or their children may reside on the Lot.

Renting your home is permitted, provided the entire property is rented and provided the above occupancy limitations are followed. All rentals and leases must be registered with RVR management. This applies to long-term leases, as well as short-term rentals. You are responsible for the behavior of your tenant. Certain limited in-home occupations are permitted, with conditions.

Annoying lights and sounds are prohibited. Unsightly items such as trash and wood piles must be adequately screened from view. Restrictions are also imposed on antennae, sporting equipment (e.g., basketball goals and tennis courts) and children's recreational equipment.

No more than two (2) dogs or cats (or one of each) may be kept, which must be controlled whenever outside and not constitute a nuisance to neighbors. The RVRMA may impose fines for violation of pet rules and force removal of pets for repeated violations. Other typical inside household pets may be kept in reasonable numbers.

No changes may be made to any lot, including outside changes to a home, installation of sheds, fences, or changes to landscaping without prior written approval of plans by the Design Review Committee ("DRC"), which is appointed by the RVRMA board of directors. **The Boundary Declaration imposes additional restrictions on exterior changes (see page 3).**

The parking of vehicles outside of your garage is limited to two (2). Additional cars and on-street parking are only permitted for special occasions. No pickup trucks larger than one ton, commercial vehicles, motor homes, trailers, boats, campers (on or off of supporting vehicles), motorcycles, golf carts or other recreational vehicles may be parked outside of your garage, except for temporary loading or unloading. Permitted vehicles that are categorized as passenger vehicles include original equipment manufacturer (OEM) installed elements such as, seating with seat belts, side air bags and safety glass throughout the cabin space.

The Boundary Association Declaration

Many of the restrictions on use of your property set forth in the Master Declaration also appear in the Boundary Declaration, including restrictions on parking, unsightliness, and nuisances. You should be aware, however, that the Boundary Association has significant control and responsibilities with respect to exterior elements of your property.

No additions, alterations or improvements of any kind may be made to the exterior of your property without prior written approval of the Boundary Association board of directors. Such changes include but are not limited to alteration of structural elements, painting or staining, changes to decks, patios, doors or windows, or any addition, alteration, or removal of landscaping. Additional examples of exterior items are; awnings, shades, hot tubs, lawn decorations, etc.

In addition to maintenance of certain common areas (including streets and sidewalks) the Boundary Association is responsible for maintaining, repairing and replacing the structural elements and roofs of all buildings, landscaping and maintaining the landscaping on any portion of lots between the lot lines and the buildings, maintaining common utility lines on townhomes lots, and maintaining, repairing, painting, staining, resurfacing the exterior surfaces of all buildings including exterior doors, windows, decks, balconies, porches and patios of townhomes.

The Boundary Association has the sole discretion to determine the time and manner of such maintenance as well as the color and types of materials used. The Boundary Association is granted an easement for its agents and employees to enter your property to perform these responsibilities.

RVRMA

The RVRMA is run by an executive board of directors elected by owners at an annual meeting, with each lot or unit owner having one (1) vote. In addition to maintenance of the Master Common Areas, the RVRMA oversees certain recreational and social activities for the benefit of owners within RVR, such as tennis courts, the pool, and other programs at the Ranch House. The RVRMA employs a fulltime on-site management team, and a fulltime and seasonal hospitality and maintenance services staff.

The Boundary Association

The operation of your homeowner's association is governed by an active volunteer Board of Directors elected by the community. In addition to maintenance of The Boundary Common Areas, The Boundary Association oversees the daily functions and financial responsibilities of The Boundary. As an owner, you will also become a member of the Boundary Association, with one vote.

The Boundary Property Manager

The Boundary is managed by Silver Mountain Properties ("SMP"). SMP works with and advises the Board of Directors in the management of community services, contracting, financial management, and compliance with State HOA law and HOA governing documents.

Rules, Policies and Procedures

The RVRMA and The Boundary Association are given the authority under their respective declarations to adopt additional rules governing use of properties. The RVRMA website (www.rvrma.org) includes rules relating to the Ranch House and other Master Association facilities, design guidelines, as well as policies and procedures and by-laws adopted by both associations.

Dues and Assessments

RVRMA assessments are charged *monthly* for common expenses, based on a budget approved by owners at an annual meeting, and special assessments may be charged by the board of directors for unanticipated expenses or capital improvements. The current RVRMA assessment for The Boundary homeowners can be found at the RVRMA website (www.rvrma.org/resources/finance). For questions call RVRMA at 970-963-6300.

The Boundary Association assessments are charged *quarterly* for common expenses, based on a budget approved by the Board of Directors and the Boundary owners. Special assessments may be charged for unanticipated operating expenses or capital expenses. The assessment for each Unit is a percentage calculated by dividing the gross livable area square feet of said Unit into the total gross livable area square feet of all the Units in the Boundary Community, rounded to the nearest hundredth. The current assessment schedule can be found at the Boundary website (www.theboundary.org/resources). You will receive your quarterly invoice by email from Silver Mountain Properties (william@smprop.com).

Insurance

The Boundary Association maintains property insurance on all buildings, all fixtures that are part of such buildings, all common areas, and improvements thereon (excepting any such improvements installed by homeowners) within The Boundary. Such insurance does not include or cover the finished interior surfaces of the walls, floors and ceilings of the buildings. The Association also maintains Liability Insurance and Directors/Officers Insurance for The Boundary.

Mail at RVR

The central mail facility for all of RVR is located in the foyer of the Ranch House. The mail is delivered by the United States Postal Service (USPS) and the mail room is considered to be a US Postal facility. The foyer is open 24 hours a day, year-round for mail pick-up and drop-off. Please do not enter the mail room while the mail is being delivered by the USPS agent. This process is typically completed by 4:00 pm Monday through Saturday.

Your street address is your mailing address but mail will be delivered to your RVR mail box assigned by the USPS office in Carbondale. You must arrange for this in person at the Carbondale Post Office. It can take several weeks to receive your RVR mail box key. Until then, your mail can be collected at the Carbondale Post Office. Please note that your RVR mail box number will not match your actual street address.

Trash at RVR

The Town of Carbondale, through a contract with Mountain Waste and Recycling, picks up trash (weekly) and recycling (bi-weekly) within the neighborhood every Tuesday. Containers may be put out not earlier than 6:00 am on the dedicated collection day and removed not later than 8:00 pm on the dedicated collection day. The waste collection and recycling fees are included in your monthly water bill from the Town. You need to contact the Town directly arrange for the service and to select the size of your containers. (Phone: 970-963-2733)

The Boundary Association At-A-Glance

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| Important Numbers | <p>Town Hall: 970-963-2733 Carbondale Police Dept, non-emergency: 970-963-2662 Carbondale Volunteer Fire Dept, non-emergency: 970-963-2491 Chamber of Commerce: 970-963-1890 RVRMA: 970-963-6300</p> |
| RVRMA Design Review Committee | <ul style="list-style-type: none"> • All modifications to the exterior of your property, including painting, fences & landscaping must be submitted and approved by the DRC prior to beginning the project. • The Renovation Permit Application can be found in the Resources Library on the website: rvrma.org/resources/ |
| Assessments (Dues, Fees) | <ul style="list-style-type: none"> • The current quarterly assessment schedule for The Boundary Association is located at: www.theboundary.org/resources. • Payments are made in care of Silver Mountain Properties, 326 Hwy 133, Carbondale, CO 81623 |
| Board of Director's Meetings | <ul style="list-style-type: none"> • The Boundary Association holds quarterly Board of Directors meetings and one annual homeowners meeting. The homeowners meeting is held in August of each year. • Meetings are open to all homeowners and notice is given in advance by the management company. • Homeowners are encouraged to attend all meeting as your input is very helpful. |
| Deed Restriction Violations | <ul style="list-style-type: none"> • The Boundary Association property management company handles all deed restriction issues and inspects the neighborhood monthly to identify violations. • To report a deed restriction violation please submit your inquiry to admin@smprop.com or call (970) 963-4900. |
| Parking | <ul style="list-style-type: none"> • Parking should be only in designated parking spaces. • No RV's, boats and/or utility trailers may be parked in ones drive-way or in the street unless in use and parking is only momentarily. • Guest parking on the street is allowed on a temporary basis as long as street traffic is not impeded. |
| Common Areas & Grounds Maintenance | <p>The Boundary Association is responsible for maintaining the lawns, trees, shrubs and other plantings located in the common areas of the Association. If issues arise within one of these areas please contact Silver Mountain Properties.</p> |

The Boundary Association At-A-Glance

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| Important Email Addresses | <p>RVRMA General Mailbox: frontdesk@rvrma.org</p> <p>RVRMA General Manager: ashley.lynch@rvrma.org</p> <p>RVRMA Accounting: james.maguire@rvrma.org</p> <p>The Boundary Association: board@theboundary.org</p> | | | | | | | | | | |
| The Boundary Property Management Co. | <p>Silver Mountain Properties 326 Hwy 133 Carbondale, CO 81623 Phone: 970-963-4900 Email: admin@smprop.com</p> | | | | | | | | | | |
| Public Schools | <p>Grades K-4: Crystal River Elementary School Grades 5-8: Carbondale Middle School Grades 9-12: Roaring Fork High School</p> | | | | | | | | | | |
| Utilities | <p>Electricity: Xcel Energy - 800-895-2999 Gas: Black Hills Energy - 888-890-5554 Water: Town of Carbondale - 970-963-2733 Cable: Comcast - 800-934-6489</p> | | | | | | | | | | |
| Sales Taxes | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Town of Carbondale:</td> <td style="text-align: right;">3.5%</td> </tr> <tr> <td>State of Colorado:</td> <td style="text-align: right;">2.9%</td> </tr> <tr> <td>Garfield County:</td> <td style="text-align: right;">1.0%</td> </tr> <tr> <td>Regional Transportation Authority:</td> <td style="text-align: right;"><u>1.0%</u></td> </tr> <tr> <td>Total Taxes</td> <td style="text-align: right;">8.4%</td> </tr> </table> <p>Source: carbondalegov.org/departments/finance/sales-tax</p> | Town of Carbondale: | 3.5% | State of Colorado: | 2.9% | Garfield County: | 1.0% | Regional Transportation Authority: | <u>1.0%</u> | Total Taxes | 8.4% |
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| Website | <p>The Boundary Association maintains a free interactive website that can be found at the www.theboundary.org. The website provides meeting minutes, all governing documents, forms, FAQ, contact information, maps and much more.</p> | | | | | | | | | | |
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