



Welcome to the Summer edition of the Hunters Overlook Metro District quarterly newsletter

The goal of the Newsletter is to improve communication and inform our residents of important news happening in the Hunters Overlook Metro District. Later this year, we will be offering an electronic newsletter that can be sent to residents via email. **If you would like to receive the Newsletter via email, simply send an email to cfromm@specialdistrictsolutions.com.** We welcome any feedback or suggestions on future Newsletter topics.

Did You Know...

The Hunters Overlook Metro District is a Government Entity. The District is responsible for operating and maintaining public systems. Some of the public systems we operate are: Non-Potable Water, Drainage, Streets and Parks.

Putting trash in its place

The District is currently investigating a single trash and recycle provider for the neighborhood. The benefits of having one company handle the trash pickup are many, including reduced fees for homeowners, traffic safety and reduce wear and tear on our neighborhood streets. The tentative plan is to have a single trash service start in September, 2018.

Please remember, on non-pick up days trash and recycle bins must be stored out of public view.



Hunters Overlook Park

Summer is in full swing and what better way to spend sunny days than at Hunters Overlook Park? The District is growing at a fast rate and the park is a great way to meet new members of the community.

If you plan on taking full advantage of the park, here is some important information:

- Restrooms are open from 8 am to 8 pm daily during the Summer.
- Contact Michael Jenner at the Town of Severance, 970-686-1218, for park reservations.
- Clean up after parties/event, please bag and dispose of your trash. Do not overflow the trash bins.

Water Restrictions

Summer has arrived, and we want to remind all homeowners that watering restrictions continue through September 30th. The restrictions are detailed in the RIGSR:

- Irrigation sprinklers shall only be operated between the hours of 7 pm and 9 am. Drip irrigation systems may be operated between hours of 6 pm and 11 am.
- Even-numbered addresses- irrigation is allowed on Tuesdays, Thursdays and Saturdays only.
- Odd-numbered addresses- irrigation is allowed on Wednesdays, Fridays and Sundays only.
- This schedule is enforced two weeks after the installation of the initial sod on any new construction.



Selected covenant reminders

2.1 General- Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the ARC and the written approval of the ARC obtained before the improvements are made.

2.5 Air Conditioning Equipment- ARC approval required regarding the type and placement of unit unless installed by original builder of home.

2.10.4 Landscaping Plans- Landscaping plans must be submitted prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system plan, sizes and species of nursery material, and include a drainage and grading plan showing compliance with the municipality approved drainage and grading plan. (Please refer to Residential Improvement Guidelines and Site Restrictions for further information on guideline 2.10.4).

2.18 Drainage- ARC required for any changes affecting drainage.

2.19 Driveways- There shall be no expansion or extension of driveways.

2.24 Fences- ARC approval is required. The following are general guidelines regarding fence specifications:

- Fencing location, style and material must match subdivision requirements.
- Fence must be setback a minimum of 5' from the front corners of house and garage.
- Fence must be installed per setback requirements as set by Town of Severance. Please note that it is the homeowner's responsibility to maintain this area between the fence and the street curb. The homeowner accepts the responsibilities assumed by placing a fence in an easement.
- All fencing shall be maintained in good repair and shall be of the size, color, and material as approved by the ARC.
- No chain link fences shall be allowed.
- General Fencing: 6' white vinyl fencing may be installed by homeowners on all property lines that are shared with another lot owner. Certain locations require 3-rail split rail fencing (48" height) pursuant to the Fencing Exhibit. Welded wire may be installed inside the split-rail fencing for containment.



Potable vs. Non-potable

There are two types of water sources in the District and each home has access to both. The first source is potable water, which is drinking water. The second type of water source is non-potable water, which is used for irrigation.

Potable water is primarily used inside the home and on the spigots outside. Potable water is billed based on usage.

Non-potable water is used outside the home. The use of non-potable water is required for all sod and vegetation needs. If you're planning to put sod in your backyard, an underground irrigation system that connects to the non-potable source must be installed in order to irrigate your lawn. Using outdoor spigots for watering of lawn and vegetation is not permitted by the District or the Town of Severance. The homeowner is billed for the non-potable water on an annual basis at a flat rate of \$540.

Calling All Amateur Photographers

Do you have amazing photos of the Hunters Overlook Metropolitan District we can use in the Newsletter? Lovely images of sunrises, sunsets, unique scenery? If so, please email them to: cfromm@specialdistrictsolutions.com. We'll gladly give you credit for your photos.



Questions?
Contact us at
970-875-7047

Hunters Overlook
Metro District
% 9250 E. Costilla Ave, #660
Greenwood Village, CO 80112