

Welcome to the Indian Peaks Filing No.15 Homeowners Association. The information provided here is designed to help you get up to speed quickly.

YOUR HOA: By purchasing a home within Indian Peaks Filing No.15, you become a member of two separate Homeowner Associations: The Indian Peaks Filing No.15 HOA and The Indian Peaks Master Association. Indian Peaks #15 is the sub-association that maintains the common areas and provides Covenant control in your neighborhood.

THE MASTER HOA: The Indian Peaks Master Association interfaces with all the various sub-associations in the greater Indian Peaks community, maintains the entrances to each of the Indian Peaks communities and right-of-way properties around the perimeter of the greater community. To contact the Master HOA, contact Cindy Combs at Vista Management: 303-429-2611.

HOA FEES: The monthly fees you pay Indian Peaks #15 include the Master Association fees which Indian Peaks #15 pays to the Master HOA on your behalf. Coupon booklets are sent from the management company for use in making monthly HOA fee payments. Payments are due on the first of each month and will be late if not received by the 20th. Checks should be made payable to Indian Peaks Filing No.15 Homeowners Association. Direct Debit/ACH Automatic bank withdrawal service is also available. If you'd like your HOA fees deducted directly from your account each month, contact the Association Management company for a form to enroll in this program.

HOA DOCUMENTS: At the closing on your home you should have received copies of the Association's Declaration of Covenants, By-laws, and other important governing documents of the HOA. Please read them to familiarize yourself with the information they contain as all owners are required to abide by the rules within these documents.

HOA WEBSITE: The HOA's website is www.IndianPeaks15hoa.org Information about community events, documents including maps, policies,

financial reports, minutes, newsletters and submittal forms are also available. Please register for an account on the HOA website, to receive periodic informational emails from the Association.

HOA MEETINGS: The HOA's Board of Directors meet periodically throughout the year. Meetings are open to members of the Association. **Check the HOA website for the most current schedule and meeting place.** The HOA's annual meeting is typically held each year in November and will be posted on the HOA website and by newsletter.

ASSOCIATION MANAGER: Foster Management is the management company for the association. Any issues concerning the HOA should be addressed to the Association Manager. Contact info is:

Email: Frances@FosterMGMT.net

Phone: 720-699-9033

Address: Indian Peaks Filing No.15 HOA, c/o Foster Mgmt., 700 Ken Pratt Blvd, Suite 111 Longmont, CO 80501

NEWSLETTERS: Newsletters that discuss current topics of interest in the community are published three to four times each year and are also available on the HOA website.

ARCHITECTURAL (DESIGN) REVIEW: All improvements or changes to the exterior of your home or property **must** be submitted for the approval of the HOA's Architectural (Design) Review Committee **before** you begin. A form to make submittals is enclosed and available on the website. The completed form should be sent to the Association Manager. Please also note that the CCRs allow for a 30-day review process.

COMMON AREA MAINTENANCE: The HOA contracts with local companies to maintain the common area landscaping in the summer and provide snow removal services in the winter. The HOA's common areas include 5 parks, corner landscaping at street intersections, and several

acres of native grass around the community. The HOA provides snow removal services on the sidewalks which border common areas or serve the townhomes, and on the concrete private alleys. The public streets in the community are City streets and the City of Lafayette is responsible for provide snow removal services. Please refer to the city website at www.cityoflafayette.com for more information.

ARBORCULTURAL EASEMENTS: Along the streets throughout the community, there are strips of landscaped areas between the sidewalk & front yard fences. This strip is known as the “Arborcultural Easement” and creates the streetscape important to the value of the community. Each homeowner is responsible for irrigation & maintenance of the landscaping in the Arborcultural Easement adjacent to their home. Similar plantings and the identical rock mulch were used on these Arborcultural Easements throughout the community. To maintain the consistency of appearance, the Design Review Committed must approve any new plantings or replacement of rock mulch in the Arborcultural Easement areas.

TOWNHOME MAINTENANCE: Along Baseline Road, just west of the main entrance, are 31 townhomes which are part of the Association. The HOA provides a different level of service for the townhomes including, maintenance of the exterior of the buildings, maintenance of all landscaping outside the fenced yards, maintenance of the yard fences & snow removal on sidewalks & driveways. As a result of the additional services, the townhomes pay a higher HOA fee than single family homes.

TOWNHOME INSURANCE: The HOA insures the common element portions of the townhome buildings against normal perils such as fire, vandalism or acts of God. Flood insurance is not provided because the buildings are not located within a 100-year flood plain. The HOA’s policy covers only the building up to the interior unfinished surface of the walls & floors. It does not cover items like carpet, drapes, or appliances. Each townhome owner should carry an additional policy to cover these elements,

any personal possessions, and personal liability. If your mortgage company requests proof of insurance on your townhome, have them contact the HOA's agent: Devon Schad at Schad Agency with Farmers Insurance 303-661-0083.

TRASH & RECYCLABLES PICK-UP: This service is provided by Waste Connections and is paid through your HOA dues. **Trash** is picked up on Wednesday. **Recyclables** are picked up every other Wednesday. Please set trash cans and recycling containers at the curb by 7:00 AM, returning the containers to the garage that evening. Between pickup days, containers should be stored inside your garage or where they are screened from view of adjoining lots or from the street. Recycling is optional but encouraged! There is no extra charge for this service. Should you need new containers, contact Waste Connections customer service at 303-288-2100.

WATER: Water and sewer services are provided by the City of Lafayette. For problems with those services, contact the City of Lafayette through their website: www.cityoflafayette.com, or by phone at 303-665-5588; ask for the Public Works Department.

GAS & ELECTRIC: Service is provided by Xcel Energy. Their website is: www.xcelenergy.com or phone them at 800-481-4700.

TELEPHONE: Contact Qwest to set up service at 1-800-244-1111.

CABLE TV: For cable TV, contact Comcast at 303-776-6600. If you wish to contract with a satellite dish company (i.e., Dish Network or Direct TV) please remember to submit your desired dish location to the Architectural Review Committee for approval.

NEWSPAPER DELIVERY: You may want to contact the following papers to set up newspaper delivery:

Boulder Daily Camera 303-442-1202

The Denver Post 303-832-3232