

Trails at Crowfoot Metropolitan Districts

Homeowner Orientation Guide

The purpose of the Metro District is to provide a common basis for preserving, maintaining, and enhancing your home and community. The Metro District is responsible for all those purposes and activities which may be required of the Metro District, or the Board of Directors, or which the Metro District or the Board of Directors, may be empowered to pursue, to include the maintenance, administration and control of the Community through the establishment of a system of property rights, binding covenants and restrictions and rules and regulations.

The Trails at Crowfoot Metropolitan District Nos. 1-3 (collectively the “Districts”). is proudly managed by Advance HOA Management, Inc. They may be reached at 303-482-2213 or at clientservices@advancehoa.com. Advance HOA implements actions per the direction and decisions made by the Board of Directors and conducts fiscal, administrative, and maintenance responsibilities on behalf of the Metro District. Below is information pertinent to the services provided by The Trails at Crowfoot Metropolitan District.

DISTRICT SUMMARY

District Website – Your District’s website is <https://trailsatcrowfootmetrodistrict.com/>. District documents and meeting information is available on the public website. You may also log into your owner portal to view your account, submit architectural requests, and submit requests to Advance HOA Management, Inc., by clicking ‘Homeowner Login.’

DISTRICT RESPONSIBILITY AND SERVICES

Common Area Maintenance – All costs associated with the operation, repairs and maintenance of common area elements owned by the Association. The Districts were formed to support the development and maintenance of vital infrastructure and amenities for the community. District No. 3 is responsible for the operations and maintenance of the smaller community parks, open space areas and trails, certain common area landscaping and snow removal, detention ponds, fencing adjacent to common areas, and the community pool.

Utilities, to include Electric/Water/Sewer – Unit electric/gas is billed directly to the owner by the utility.

Trash Removal – To keep continuity and consistency for trash removal, District No. 3 also provides trash and recycling services for residents through Waste Management of Colorado, Inc. Trash pick-up occurs weekly on Tuesdays and recycling pickup occurs on an every-other week basis. Please see the enclosed Recycling & Holiday Calendar for the “gold” weeks on which recycling pick-up will occur. Please have your receptacles placed curb-side by 7:00 A.M. the day of pick-up to ensure that services are not missed. To set up your trash and recycling service, please contact Waste Management directly at (303) 797-1600, and let them know that you are a new resident in the Trails at Crowfoot Metropolitan District (Account #: 020-713751, Customer ID #: 00024-52928-03000). Trash and recycling services are paid for by District No. 3 through a funding arrangement with the Master Owners Association.

Pool Services- Information, instructions, and registration forms for obtaining pool access can be found on the District’s website at <https://trailsatcrowfootmetrodistrict.com/>.

Snow Removal – Snow removal on October 1, 2025, is provided by the District. It is conducted on common area sidewalks when accumulation reaches 2 inches. Snow removal on the three private roads is conducted when accumulation reaches 6 inches and all other roads are serviced by Town of Parker. Homeowners are responsible for their driveways, sidewalks and walkways.

Enforcement - The District conducts covenant enforcement for the entire community. Please familiarize yourself with the Declaration of Covenants, Conditions and Restrictions and the Design Review Guidelines. Documents may be accessed at the community website or you may request any documents by emailing clientservices@advancehoa.com.

ARCHITECTURAL IMPROVEMENTS

Please contact the District if you plan to make any type of exterior changes to your home, to include the replacement of driveways, windows, and landscaping. To obtain an application for architectural review, please log in to the District website or contact Advance HOA Management, Inc. at clientservices@advancehoa.com. You may submit your application on the

community website at <https://www.advancehoa.com/homeowner-login.html> or at clientservices@advancehoa.com. Please reference The Trails at Crowfoot Metropolitan District's Governing Documents before submitting an application.

ADDITIONAL INFORMATION

Maintenance and General Service Requests - Please direct all service requests to Client Services at clientservices@advancehoa.com or to 303-482-2213. Your requests will be directed as necessary. You can also submit requests online through your community website.

After-Hours Emergency Maintenance - Please contact Advance HOA's after-hours staff at **800-892-1423**. Emergency maintenance is an event that has caused major damage to District property and/or is causing damage to the property and requires immediate attention. All life-threatening emergencies should be directed to 911.

District Contact Information:

Andrea Haas
District Manager
Andrea.Haas@advancehoa.com
303-482-2213 Ex. 280