

Shadow Creek Homeowner's Association Education Document, January 2017

Homeowner Associations have a unique role in the housing market. HOAs are developed to maintain property values, meet established homeowner expectations and lower burdens on state and local governments through common assessments.

The Shadow Creek HOA fees for 2017 are **\$270** per month, this includes:

All landscape maintenance front and back
Landscape irrigation
Snow removal: Streets, driveway, walks and mailboxes
Water feature maintenance
Pest control
Exterior maintenance on buildings
Insurance on structure (homeowner carries contents insurance)
Reserve contributions for future replacement of common components
Professional Management and website maintenance

Dues are paid monthly. The late date is the **30th** of the month. A \$10.00 late fee is charged after the 30th.

The hazard insurance policy is held by:
American Family Insurance: Ella Washington, Agent
6525 Gunpark Dr Ste 360 / Boulder, CO 80301 / Ph: 303.530.3444 / Fax: 303.527.4909

No Owner shall plant, remove or alter any landscaping, except that Owners **may plant flowers** in areas within the landscaping scheme on their Lot designed to serve as flowerbeds.—Shadow Creek Covenants

If you would like to modify your landscape or home exterior, an Architectural Improvement Request must be submitted to the committee for approval. The committee has 30 days to review and respond.

In 2017 the Saddle Rock South Master & Saddle Rock South Metro HOA is responsible for:

Trash Removal
Grounds maintenance for parks
Insurance
Recreation Amenities
Moonshadow East Pool, Gartrell & Easter,
Saddle Rock South Pool Saddle Rock Lane, South of Arapahoe and Liverpool
Tennis Courts Saddle Rock Lane
Clubhouse 6800 S. Liverpool St. Suite A

Shadow Creek HOA: Dan Anderson II Metro Property Management;
10800 E. Bethany Dr. #235; Aurora, CO 80014: **303.309.6220**

Saddle Rock South Master Colorado Management Assoc.; **303.730.2200**

Saddle Rock South Metro: Irene Borisov, Summit Management; **303.459.4919**