



Estancia Metropolitan District Fact Sheet

ITEM	DESCRIPTION
What is Estancia Metropolitan District (the “District”) responsible for?	The District is responsible for maintenance of the main entrance common area at E. Arapahoe Road and S. Espana Way, the mail kiosk, oversight of trash removal services, inspections and pumping of the septic tanks that are located on each property, architectural and landscaping design review, covenant enforcement, and fee collection.
Items Requiring Approval	All exterior improvements, structures, appurtenance, or accessory building needs to be submitted for approval by the District’s Design Review Committee (“DRC”). This includes landscaping, new paint colors, new installation/additions to fences, decks, sidewalks, driveways, landscaping, pools, basketball hoops, swing sets, etc.
DRC Approval Process	An application, all required materials, and associated submittal fees (as outlined in the Community Design Standards) must be submitted to the District Manager for DRC approval.
Landscaping	All properties must meet certain minimum landscaping requirements, which can be found within the Community Design Standards and Covenants, and are to be installed by the homeowner within one (1) year of issuance of the Certificate of Occupancy. This applies to front yards, side yards, and back yards. Each homeowner shall maintain all landscaping in a neat and attractive condition, including periodic pruning, removal of weeds and debris, and replacement of landscaping.
Fencing	All fencing requires approval and shall complement the surrounding community.
Accessory Buildings	All lots may be improved with one (1) accessory building, but such accessory building shall not be permitted to be used as a dwelling or living unit.
Vehicles	Vehicles shall only be parked in garages and driveways, except for temporary or emergency conditions. Commercial and recreational vehicles shall be parked only in enclosed garages, except for temporary construction or loading conditions.
Trash Removal	No trash, garbage, or debris of any kind shall be kept or stored on any lot. All trash cans or receptacles shall be kept in a clean and sanitary condition and shall not be maintained in an exposed or unsightly manner. Waste Management provides trash removal services: (303) 797-1600

Animals	A reasonable amount of household pets are allowed, as long as such pets are not kept for any commercial purpose and do not create a nuisance.
Use of Homes	Lots shall be used for residential use only, and shall not be used for business, commercial, or professional purposes, unless the business conducted is clearly secondary to the residential use of the home. Short term occupancies/rentals of less than six (6) months are prohibited without prior written approval from the District. Any leases/rental agreements shall be in writing and shall provide that the agreement is subject to all terms of the District's documents. The District may request a copy of the current lease and tenant information.
Enforcement	The District has the authority to enforce the governing documents, and may impose fines up to \$100/day for continuous violations. Please help us preserve property values and enhance the quality of life for all residents by adhering to the community rules.
District Contact Info.	Please note that the information contained herein is intended to be helpful, but is not encompassing of all District requirements. Please contact the District Manager, Ashley Frisbie, at (303) 858-1800 or afrisbie@wbapc.com with any questions or to request additional information.