



Homeowner Orientation Guide

Welcome to RainDance! As a homeowner in RainDance, you are a member of both the RainDance Community Association, Inc., and the RainDance Metropolitan District No. 1. The services provided by each entity work in cooperation to provide a common basis for preserving, maintaining, and enhancing homes and property, with the primary function 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.

RainDance Community Association, Inc. (the "Association") and the RainDance Metropolitan District (the "District") are proudly managed by Advance HOA Management, Inc. They may be reached at clientservices@advancehoa.com or by phone at 303-482-2213.

Please contact Lindsey Ruff at 303-482-2213 x 301 to set up an in-person orientation to the community. She will answer any questions you may have and personally welcome you to the community. Lindsey works with **Kristin Walter, your Community Lifestyle Director**, who will present you with the many events planned for your community in the coming months.

We hope the following information will orient you to the community and answer some of your general questions.

RainDance Community Association, Inc.

- **Assessment Billing** – Advance HOA Management Inc., on behalf of the Association, delivers the annual Assessment Statement in December of each year for a due date of January 1.
- **Trash Removal** – To keep continuity and consistency for trash removal, the Association has included trash removal as part of its service to the membership. The service provider is RAM Waste Systems. Please call (970) 226-3396 to order your trash receptacle or recycle bin. *All trash containers must have lids and must be stored within an enclosed structure, such as the garage, so that the container is not visible from the street or neighboring properties.*
- **Enforcement** – The Association conducts covenant enforcement for the entire community. Please familiarize yourself with Article 9. Use Restrictions of the Declaration of Covenants Conditions and Restrictions and with the RainDance Community Association, Inc. Guidelines and Use Standards for Architectural Review. Documents may be accessed by logging into the community website or you may request any documents by emailing clientservices@advancehoa.com.
- **Architectural Review** – The Association through its Architectural Review Committee is responsible for conducting reviews of all architectural review requests. No improvements may be made upon any Lot without the approval of the Association. As a reminder, landscaping on which a home has been closed shall be completed within three (3) months after initial conveyance of the property to the owner, with consideration given to planting seasons, and must be pre-approved by the Architectural Review Committee. To obtain an application for architectural review, please go to www.advancehoa.com> Forms> Design Review Application or log in to the community website to obtain an application. Although the committee strives to respond as quickly as possible, it may take up to 30 days for a response to be sent from the date of submittal.

- **Delegate Districts** – The Association is divided into Delegate Districts where Members within each Delegate District will elect a Delegate to the Association to exercise Voting power of all of the Members in each District where a matter requires a vote of the Members. This structure allows for a more efficient process in addressing important matters that come before the membership for vote and promotes an effective means of communication within each District and with the Board of Directors.
- **Administrative** – The Association is responsible for the effective administration of the community, to include such items as insurance for the HOA, management expenses, compliance, legal fees, assessment billing and collection, taxes, and accounting services.

RainDance Metropolitan District No. 1

The RainDance Metropolitan Districts were organized with authority to provide certain services and facilities within and without their respective boundaries to serve the development commonly known as RainDance. The Districts are a quasi-municipal corporations and political subdivisions of the State of Colorado, and as such, exercises certain governmental powers for the benefit of their constituents and RainDance in general. The Districts derive power from Colorado statutes and from a Consolidated Service Plan approved by the Town of Windsor. The Service Plan contains general information about the facilities, services and powers of the Districts, and may be amended from time to time to deal with evolving needs of the Districts. The Districts have the power to tax properties within its boundaries and to impose fees for services available from or provided by the Districts. A summary of the services are listed, below.

- **Maintenance of District Properties** – District property, such as common area landscaping, perimeter fencing, future facilities, parks, etc., are maintained and operated by the District
- **Snow Removal** – The District is responsible for snow removal on the sidewalks along District property. Snow removal in the residential streets is conducted by the Town of Windsor. Owners are responsible for snow removal on their own driveways and sidewalks adjacent to their homes (front and side of home if a corner lot).
- **Irrigation Water** – The District is the provider of irrigation water throughout RainDance. Irrigation billing is conducted by Advance HOA Management in April and meter readings are conducted for additional usage throughout the irrigation season. The base rate is \$380.00 per irrigation season for up to 200,000 gallons. Usage over 200,000 gallons is \$1.90 per 1000 gallons for each 1000 gallons used. Owner are responsible for their own irrigation turn on at the beginning of the irrigation season and shut down for winter.

Community Lifestyle and Activities

With RainDance’s location near miles of community trails, planned parks, aquatic park, pool facility and golf club, along with a person committed to arranging exciting community events and activities, residents will be a part of an exceptional lifestyle that is designed to be neighborly, active and inclusive. Look forward to participating in events planned by your Community Lifestyle Director, Kristen Walter. As the community grows and facilities are completed, more and more exciting events will be coming your way.