



Legends at Sanctuary Pointe Homeowners Association and Triview Metropolitan District.

The following information briefly explains the Legends at Sanctuary Pointe Homeowners Association and the Triview Metropolitan District.

Legends at Sanctuary Pointe Homeowners Association

When you purchased your home, you were provided copies of the Governing Documents for Legends at Sanctuary Pointe to include the Articles of Incorporation, By-Laws, Declarations of Covenants Conditions Restrictions (CC&R's), and the Community Guidelines. Since these documents are the governing documents for the community, we recommend that you read them before closing on your home.

The following summary information will help you understand the Legends at Sanctuary Pointe assessments, procedures and services.

1. **Management Company:** The HOA Board has selected Hammersmith Management to provide the HOA Management for the community. The contact information for Hammersmith Management is:

Hammersmith Management
1155 Kelly Johnson Boulevard, Suite 495
Colorado Springs, Colorado 80920
719-389-0700

2. **Home Closing:** Classic will coordinate the closing of your Home with their designated title company. The title company will contact the Management Company and order an Estoppel Certificate, which discloses the initial Legends at Sanctuary Pointe funds and deposits due at closing. These funds may include any outstanding assessments that may be due and a Working Capital Contribution. Working Capital is a contribution to the Association to be used for funding of the Association.
3. **Common Assessments:** As of November 15, 2016, the Common Assessments for Legends at Sanctuary Pointe are \$270.00 per month and are due quarterly. The Management Company will provide payment coupons.
4. **Working Capital:** As of November 15, 2016 the Working Capital for Legends at Sanctuary Pointe is \$1,350.00. This applies to purchases of new homes and re-sales of existing homes.

5. **Architectural Control:** Any modifications to a Residence require approval by the Association prior to commencing with the modifications. A written request or plan must be submitted to the Association for approval. The Association may take up to 30 days to act on a submittal. The Community Guidelines serve as the guidelines for the modifications.
6. **Trash Service:** Weekly trash service for the Community is included in the Common Assessments. The HOA Board will select the provider for the trash service. The Management Company will order the service for your home. Please contact the Management Company for information concerning the size of the tote, pick up days and optional recycling services. Except for trash collection days, totes are to be stored in the garage. Trash exceeding the tote limit may incur additional charges.
7. **Building and Common Area Maintenance:** The Association with the exception of open spaces maintained by the Triview Metro District is responsible for maintaining the common areas within the Community as well as the exterior of the Homes. The Owners are responsible for maintaining windows, screens and exterior doors as well as other items listed in the Community Guidelines. The Association, per the Community Guidelines, will be responsible for snow removal for the Community. The Owners will be responsible for any personal snow removal to include front porch and rear deck or patio.
8. **Insurance:**

The Community you are purchasing your Home in has a Master Insurance Policy through the Homeowners Association that covers the Individual Homes as well as the Community. To help you have a better understanding of what is covered under the Master Insurance Policy we have created this document of Frequently Asked Questions.

What coverage does the Master Insurance Policy provide for my Home?

Each Home within the Community is insured at full replacement cost for losses covered by the Policy with no depreciation as long as repairs are made. This includes permanent attachments inside your Home and also includes any improvements you may have made to your Home. The Master Policy has what is called “**Interior Walls Out Coverage**”; this would include drywall, paint, and wallpaper. Also covered are permanent attachments to your unit such as Cabinets, countertops, doors, fireplaces, etc. Plumbing within the walls is also covered. **Your personal property is not included.**

What types of losses are covered by the Master Insurance Policy?

The Master Insurance Policy is a Special Causes of Loss policy. Examples include, but are not limited to, fire, lightning, wind or tornado, bursting or rupture of pipes and water damage to drywall from a leaking roof. Losses not covered include damage to

your foundation, earth movement, earthquake, mold, fungi, wear and tear, flood or subsurface water.

What type of policy do I need for my personal property?

You are responsible for insuring your personal belongings. This coverage can be obtained through a **Form 6 Condominium/Townhome Homeowners Policy**. Check with an Insurance Agent to make sure you are adequately covered. **Loss Assessments** is a coverage that should also be added to your policy. Appliances are not covered under the Master Insurance Policy, check with your Agent to see if they can be covered under your Personal Policy.

How are claims processed?

Claims made against the Association's Master Policy are filed and settled through the HOA. The Association's Master Policy has a Deductible that depending on the type of claim, may be the Owners responsibility to pay. The Board of Directors must be in compliance with the Association's governing documents and established policies when submitting and determining responsibility for a claim. Claims should be reported through the Association's Community Manager.

What is a Certificate of Insurance (COI) and how is it Ordered?

A Certificate of Insurance (COI) is a document that identifies the coverage and limits of the Policy purchased by the Association. A certificate is routinely required when a mortgage exists on your Home. When you receive a request for a COI from your Mortgage Company contact the Association's Insurance Agent. You will need to provide the mortgage loan number and the contact information of your Mortgage Company in order to process the COI.

This document contains Frequently Asked Questions concerning coverage under the Master Insurance Policy for the Association. If you have any additional questions concerning coverage of the Master Insurance Policy, please contact Mike Brandl with American Family Insurance at 719-630-7557 or mbrandl@amfam.com

- 9. Governance: Owners are encouraged to read and understand the provisions of the Governing Documents and to participate as Voting Members of the Community. The Annual Meeting of the Homeowners Association will be held between September 1 and November 30 of each calendar year. The Management Company will provide a Notice with the date, time and location for the meeting.**

Triview Metropolitan District

You acknowledge and understand that the properties within Sanctuary Point are in the Triview Metropolitan Districts.

The Triview Metropolitan Districts encompasses much more land than Sanctuary Point. The Districts were formed to design, construct and finance roads, potable water system, water service lines, wastewater treatment system, wastewater lines, and park and recreation features all within the Town of Monument. Triview Metropolitan District has debt and a mill levy for both operations and maintenance. This District is wholly managed by the Town of Monument and any additional information may be obtained from the Town. You are responsible for your own investigation into and the effect that these Districts may have on future sales of homes in Sanctuary Point.

The contact information for Triview Metropolitan District is:

Triview Metropolitan District
16055 Old Forest Point, Suite 300
Monument, CO 80132
719-488-6868

Date: _____

Purchaser: _____

Purchaser: _____

Address: _____