

Dear New Blue River Run Homeowner,

As your Board Representatives, we would like to introduce ourselves to you and take this opportunity to extend a welcome to your new community.

Blue River Run is a mixed community of duplexes, fourplexes and detached homes built on 43.32 acres in Silverthorne, Colorado. It was incorporated in late 1997. Building of detached homes on Legend Lake Circle and the fourplexes built on Creek Lane began in 1998. They were followed by fourplexes built on Mountain Visit in 1999, duplexes built on Range View Circle in 2000, duplexes built on Rocky Run and South Vista Circle in 2001-2003. Legend Lake is our private lake located near Legend Lake Circle. It is for the use of only Blue River Run residences and their guests with supervision. Rules and Regulations are listed on the Summit Resort Group website (link located below).

Blue River Run volunteer owners represent you as Directors on your Homeowners' Association Board. They, along with Summit Resort Group Property Management, the community's management company, strive to make your ownership at Blue River Run as enjoyable and worry-free as possible. A list of current Board member can be found on the Summit Resort Group website (link located below).

The Blue River Run HOA provides a number of services and amenities for Blue River Run homeowners. Dumpsters and domestic trash removal, peripheral fence, common area and signage maintenance are provided to owners of detached homes. Services provided fourplex and duplex homeowners include - Dumpsters and domestic trash removal, snow removal, maintenance of the landscaping, lawn, common areas, peripheral fence, signage, exteriors of the buildings and roofs. Water and sewer are also a provided service. Amenities include the Xfinity package with T.V. starter package and performance pro+ internet. Banks of mailboxes are located on the property and are available on a come first come, first served basis.

WEBSITE: <https://srghoa.com/location/blue-river-run/> ; or www.srghoa.com

The Blue River Run Community has a website where owners can locate important documents such as: Board Member Contact Information, Financials, Governing Documents, Rules and Regulations, Meeting Minutes, etc. Some documents are password protected. To access password protected documents, the password is "**blue11**".

Please be familiar with Blue River Run HOA Governing Documents, Policies, and Rules and Regulations. Some highlights include:

1. Parking Rules – No trailers, no campers, no vehicles exceeding ½ ton, no commercial vehicles with logos.
2. Pets – only 2 per owner. They must be leashed at ALL times, and owners must pick up after their pet.
3. Water Use Policy – Fourplex and duplex owners are prohibited from watering any common landscaped area.
4. Enforcement Policy – Explains rule violation enforcement process.
5. Collections Policy – Explains dues collection and steps for delinquent accounts.
6. Insurance – Single family homeowners are responsible for all insurance policies. The HOA maintains a Blue River Run Homeowners Association insurance policy.

Fourplex and duplex homeowners should maintain an individual HO6 Policy covering the owner's interior furnishings, owner liability and assessment coverage. HOA Summary of Insurance and Unit Owner Letter are available on the website.

7. Heat Tape – Fourplex and duplex owners must turn on annually in October and turned off in April.
8. TV and Internet – Xfinity – Owners are responsible for equipment replacement.
9. Trash – domestic trash only permitted in dumpsters. Dumpster rules are posted at dumpsters. There are 5 dumpsters. No Bulk items allowed. Do not overflow dumpster, and do not leave trash outside of dumpster container.
10. Fourplex and duplex owners must have prior Board Approval for:
 - a. All Structural Alterations
 - b. Landscaping and Garden Modifications
 - c. Window Replacement
 - d. Patio Repair and Installation
 - e. Hot Tub Installation or Replacement
 - f. Radon Mitigation Installation
11. Legend Lake Circle has additional Rules and Regulations
 - a. Architectural Review Guidelines
 - b. Legend Lake Circle Rules and Regulations

DUES COLLECTIONS:

Blue River Run Owners receive their monthly dues statement via email. Please indicate the preferred email the statement should be sent on the Owner Survey.

Owners have the option to participate in the recommended "ACH" automatic dues payment program. This is a very convenient option for owners! If you are interested, please fill out the attached ACH form and send in to accounting@srgsummit.com. If you are setup on ACH the monthly dues are collected near the 15th of each month. Failure to stay current with dues will result in late fees and all owners are subject to the Collections Policy.

SECURITY CHECK / PROPERTY INSPECTIONS:

Owners may request to have Summit Resort Group perform inspections which includes locking doors and windows, flushing toilets and running sinks, checking for any obvious signs of leaks, ensuring property is heated in the winter months.

- November – March – inspections are completed weekly
- April – October – inspections completed every other week

SUMMIT RESORT GROUP:

Summit Resort Group is Blue River Run's professional management company. The office is located at 350 Lake Dillon Drive, Dillon, CO 80435.

Office Hours: Mon-Fri: 8AM-5PM; Sat:9AM-5PM; SUN:10AM-3PM

Phone: 970-468-9137

Your friendly Property Administrator is Kelly Schneweis; kschneweis@srgsummit.com; direct: 970-455-1514. Please reach out with any questions that may arise.

After-Hour Emergency – call 970-470-5252. Owners will incur expenses at \$175 per hour for after-hour emergency response.

We are always working to maintain the value of your property and to make Blue River Run one of the most desirable places to own in Summit County.

So that we may better serve Blue River Run Community, we ask that you please complete the attached Owner's Information Survey, Security Check Form, ACH Form and return it in the envelope provided. And Again, WELCOME!

Sincerely,

Blue River Run Board of Directors