

Silver Spurs Ranch

Property Owners Association

P.O. Box 293

Walsenburg, CO 81089

A Covenant Restricted Community

Dear New Property Owner:

Congratulations on your purchase of property in Silver Spurs Ranch. We have a very active and organized Property Owners Association. Your real estate agent is required by law to explain our functions and to furnish you with various documents relating to our POA, including all financial obligations, by-laws, and restrictive covenants.

We do not allow mobile homes or "Red Tagged" (HUD) manufactured homes. We also do not allow temporary housing. These are restrictive covenants. Our Architectural Review Committee must approve *any and all* construction, before permits are obtained from Huerfano County. There are recommended guidelines for construction. The POA does maintain a cattle lease on the entire ranch development. This is the reason that your property is classified as agricultural, thus the very low property tax. If you elect to fence your property, which is your prerogative, your lot could be excluded from the grazing lease and may be re-classified, by the county tax assessor, as urban residential, thus greatly increasing your taxes. We do not allow commercial activity on the ranch. We do have criteria defining commercial activity, thus allowing the board's approval for some home based businesses.

Dues are \$295 per year. They are due January 1st every year. There is a \$50 delinquent fee if mailed after March 15. As a courtesy, the P. O. A. mails a reminder statement in January. Every original lot has paid an electric extension fee of \$2700. This is a one time fee per lot. Newly sub-divided lots (minimum of 35 acres/lot) are subject to this fee.

NOTE: THIS IS A TAP FEE ONLY. IT DOES NOT PUT ELECTRICITY AT YOUR BUILDING SITES.

If you have any questions, please write or contact us via E-mail. We will be glad to assist you in any way possible. Your name has been added to the mailing list. You should receive all future required correspondence.

Board of Directors
Property Owners' Association
Silver Spurs Ranch

P. S.

Looking forward to meeting you at the annual meeting and/or picnic in July.
If you are in the neighborhood, stop and introduce yourself.

The following documents are available for downloading and/or printing from our website. Your agent should have reviewed these with you --- prior to purchasing.

COVENANTS

POA BY-LAWS

CATTLE LEASE

MINUTES OF THE LAST ANNUAL MEETING

FINANCIAL STATEMENT PRESENTED AT THE LAST MEETING

PROPOSED BUDGET PRESENTED AT THE LAST MEETING

RANCH MAP

PROPERTY LINES, EASEMENTS AND RIGHTS OF WAY

NEWSLETTERS

www.silverspurspoa.com

Note: Subscribe on the web for newsletter notification.

***IMPORTANT: IF YOU DO NOT HAVE INTERNET SERVICE,
PLEASE SEND US A LETTER REQUESTING ALL
CORRESPONDENCE VIA POSTAL SERVICE. YOU MUST INCLUDE
YOUR LOT #, NAME, ADDRESS AND PHONE NUMBER.***