

Silver Spurs Ranch
Property Owners Association
P. O. Box 293
Walsenburg, CO 81089

To All Silver Spurs Property Owners:

The rules have changed on tax status of rural land. Silver Spurs POA has administered and leased the grazing rights on the ranch in the past as called for in the covenants. A law passed in the Colorado Legislature in 2011, effective in 2014, changed the status of rural properties from agricultural to residential, unless the property is actively involved in agriculture.

This change would result in an increase in taxes on a 35 acre parcel from approximately \$26 per year, with a grazing lease in place, to \$300-\$500 per year as residential property, if no grazing lease exists. (Example - a property assessed at \$70,000 for the 2015 tax year will pay \$363.) Each property without a current grazing lease would be assessed based on sales of similar properties in the area. Under this new law, the residence(when built) and two acres are classified as residential and the remaining property can still be included in the grazing lease.

The State requires the County to have either a signed grazing lease for each property or a signed document by each property owner to permit the POA to act as their agent in leasing the grazing rights to the individual's property. To protect Silver Spurs property owners from this change, we have enclosed a form for your signature and return to the County Assessor's Office.

Huerfano County Assessor

401 Main St. Ste. 205

Walsenburg, CO 81089

Phone: (719) 738-3000 ext 504

Fax: (719) 738-1191

All co-owners must sign and date.

info@silverspurs.com

Office of Huerfano County Assessor
401 Main Street
Suite #205
Walsenburg, CO 81089

I(we) _____ do hereby authorize the Board of
Directors of Silver Spurs Ranch to administer and lease the grazing rights to
our property, Lot Number _____ located on Silver Spurs Ranch,
Huerfano County, Colorado.

This authorization shall remain in force until terminated by me(us) in
writing or the Property is sold or otherwise transferred to other individual or
individuals. I agree to maintain access to my property for grazing.

(All co-owners must sign and date.)

___/___/_____

Date

___/___/_____

Date

___/___/_____

Date