Welcome to The Canyons!

This informational piece is intended to provide a broad overview of the two entities that serve The Canyons community: Canyons Metropolitan District No. 7 (District) and The Canyons Owners Association, Inc. (HOA).

What is a District and how is it different from an HOA?

Districts:

- Special districts are political subdivisions of the State organized under statute: Title 32, Colorado Revised Statutes
- Organized in order to provide infrastructure and services to new and existing development that county and municipal governments are unable to provide
- Special districts serve as a financing vehicle for the provision of public infrastructure to facilitate development
- As governmental entities they are afforded governmental powers and privileges through Title 32 and a Service Plan
- Districts are subject to Open Meetings Laws, Budget Law, etc., and other laws governing public entities
- Operates as form of local government
- Must keep facilities open to the public
- May or may not be responsible for covenant enforcement and architectural review
- Operations funded by fees and property taxes
- Property taxes are tax deductible

HOAs:

- Nonprofit corporation
- Subject to laws governing nonprofit corporations and the Colorado Common Interest Ownership Act (CCIOA)
- Can limit membership and use of facilities
- May or may not be responsible for covenant enforcement and architectural review
- Operations funded by assessments
- Assessments are not tax deductible

So, what does this mean at The Canyons?

The Canyons Metropolitan District No. 7 is the entity responsible for construction of infrastructure to support the community: Main roads, walks, and streetscape, wet utilities such as water and sanitary sewer, storm drainage, and trails, parks and open space. The District also has an ongoing obligation to maintain any of these improvements that are not conveyed to another entity. Upon the completion of a warranty term, streets fall under the

purview of the City of Castle Pines, and water and sanitary sewer are owned and operated by Parker Water and Sanitation District.

The District will maintain the parks, trails, and open space in perpetuity. Additionally, the District administers both the design/architectural review process and covenant enforcement. In other communities, these functions may fall under an HOA, but that is not the case in The Canyons. Residents pay a monthly operations and maintenance fee to the District in addition to the District mill levy (imposed through property taxes).

The Canyons Owners Association, Inc. (HOA) owns and operates The Exchange, the pool, the Green, and The Canyon House (upon opening). This includes the landscaping and parking directly affiliated with these facilities. The direct management of the HOA facilities is provided by Blue Star, a third-party contractor who specializes in these functions. Additionally, trash service (Waste Management) has been contracted through the HOA, and the cost for same is billed to residents with the monthly assessments residents pay to the HOA.

Who runs the District and the Association?

- The District is governed by an elected Board of Directors. Early in a district's life, the Director positions are held by representatives of the master developer. As seats become vacant, residents have the opportunity to be elected to fill them.
- The HOA Board is initially governed by representatives appointed by the Declarant. There is a process outlined in the governing documents in which residents are entitled to elect board members which coincides with percentages of occupied units within the community.

Who do I contact with questions or concerns?

- The District and HOA are managed by AdvanceHOA Management. Contact information can be found on the website: www.canyons7metro.org
- Documents related to architectural and design review can be found here: www.canyons7metro.org/documents
- Go to www.MyCanyonsLiving.com for information about amenities, community events, clubs, bulletins, community links, and more.
- The Canyons is serviced by Waste Management for waste disposal and recycling: www.wm.com.