

**Homestead Hills Metropolitan District**  
(In the City of Thornton, County of Adams, Colorado)

**DISCLOSURE TO PURCHASERS**

Pursuant to Article IX of the Service Plan

Name of District, Date Organized:	Homestead Hills Metropolitan District, organized June 4, 2019
Contact Information for District:	William P. Ankele, Jr., Esq. White Bear Ankele Tanaka & Waldron 2154 E. Commons Avenue, Ste. 2000 Centennial, Colorado 80122 303.858.1800
Purpose of District:	The District is intended to provide certain public improvements and related operation and maintenance services for the use and benefit of property owners and residents within the boundaries of the District. The District may also undertake certain HOA functions such as architectural review and covenant enforcement.
Proposed Public Improvements:	A general description of the facilities and improvements and types of services for which funding and/or operations may be provided by the District include all those permitted under the Special District Act, including but not limited to: water, sanitation, storm drainage, streets, parks and recreation, traffic and safety controls, mosquito control, transportation, security and covenant enforcement; subject to the limitations contained in the Service Plan for the District.
Mill Levy Cap:	Mill Levy: Debt Service: 50 mills, subject to adjustments permitted by the Service Plan. Please see Service Plan for additional details.  Operations and Maintenance: Not subject to a cap.
Sample Mill Levy Calculation: (The calculation used to arrive at property taxes is: Value of the property multiplied by the assessment rate (currently 7.2% but reducing to 7.15% in 2020), multiplied by the mill levy, and divided by 1,000.)	Calculation: <ul style="list-style-type: none"> <li>▶ Assuming a \$425,000 average market value for a home: <ul style="list-style-type: none"> <li>◦ 60 mills (50 for debt and 10 for operations)</li> <li>◦ 7.2% residential assessment ratio</li> <li>◦ <math>\\$425,000 * 7.2\% = \\$30,600</math> total assessed valuation</li> <li>◦ <math>\\$30,600 * 60 \text{ mills} / 1000 = \\$1,836</math> taxes annually</li> </ul> </li> </ul>
Authorized Debt of the District per Service Plan:	\$8,750,000
Fees:	The District is authorized to impose fees on each residential lot/home and other property to pay for on-going operation, maintenance, and administrative services provided by the District. Fees may be imposed from time-to-time at rates determined in the discretion of the District's Boards of Directors. Please contact the District for current fee information.
District Boundaries:	Please see map attached as <b>Exhibit A</b> . Please note that the District's boundaries may change from time-to-time. Please contact the District for the latest information.

Exhibit A

Boundary Map for Homestead Hills Metropolitan District

