



RAINDANCE COMMUNITY

OWNER ORIENTATION PACKET



Homeowner Orientation Guide

Welcome to RainDance! As a homeowner in RainDance, you are a member of both the RainDance Community Association, Inc., and the RainDance Metropolitan District. The services provided by each entity work in cooperation to provide a common basis for preserving, maintaining, and enhancing homes and property, with the primary function to include the maintenance, administration and control of the Community through the establishment of a system of property rights, binding covenants and restrictions and rules and regulations.

RainDance Community Association, Inc. (the “Association”) and the RainDance Metropolitan District (the “District”) are proudly managed by Advance HOA Management, Inc. They may be reached at clientservices@advancehoa.com or by phone at 303-482-2213.

Please contact Lindsey Ruff at 303-482-2213 x310 to set up an in-person orientation to the community. She will answer any questions you may have and personally welcome you to the community. Lindsey works with **Kristin Walter, your Community Lifestyle Director**, who will present you with the many events planned for your community in the coming months.

We hope the following information will orient you to the community and answer some of your general questions.

RainDance Community Association, Inc.

- **Assessment Billing** – Advance HOA Management Inc., on behalf of the Association, delivers the annual Assessment Statement in December of each year for a due date of January 1.
- **Trash Removal** – To keep continuity and consistency for trash removal, the Association has included trash removal as part of its service to the membership. The service provider is RAM Waste Systems. Trash day is Monday with recycling occurring every other week. Please call (970) 226-3396 to order your trash receptacle or recycle bin. *All trash containers must have lids and must be stored within an enclosed structure, such as the garage, so that the container is not visible from the street or neighboring properties.*
- **Enforcement** – The Association conducts covenant enforcement for the entire community. Please familiarize yourself with Article 9. Use Restrictions of the Declaration of Covenants Conditions and Restrictions and with the RainDance Community Association, Inc. Guidelines and Use Standards for Architectural Review. Documents may be accessed by logging into the community website or you may request any documents by emailing clientservices@advancehoa.com.
- **Architectural Review** – The Association through its Architectural Review Committee is responsible for conducting reviews of all architectural review requests. No improvements may be made upon any Lot without the approval of the Association. As a reminder, landscaping on which a home has been closed shall be completed within three (3) months after initial conveyance of the property to the owner, with consideration given to planting seasons, and must be pre-approved by the Architectural Review Committee. To obtain an application for architectural review, please go to www.advancehoa.com> Forms> Design Review Application or log in to the community website to obtain an application. Although the committee strives to respond as quickly as possible, it may take up to 45 days for a response to be sent from the date of submittal.

- **Delegate Districts** – The Association is divided into Delegate Districts where Members within each Delegate District will elect a Delegate to the Association to exercise Voting power of all of the Members in each District where a matter requires a vote of the Members. This structure allows for a more efficient process in addressing important matters that come before the membership for vote and promotes an effective means of communication within each District and with the Board of Directors.
- **Administrative** – The Association is responsible for the effective administration of the community, to include such items as insurance for the HOA, management expenses, compliance, legal fees, assessment billing and collection, taxes, and accounting services.

RainDance Metropolitan District

The RainDance Metropolitan Districts were organized with authority to provide certain services and facilities within and without their respective boundaries to serve the development commonly known as RainDance. The Districts are a quasi-municipal corporations and political subdivisions of the State of Colorado, and as such, exercises certain governmental powers for the benefit of their constituents and RainDance in general. The Districts derive power from Colorado statutes and from a Consolidated Service Plan approved by the Town of Windsor. The Service Plan contains general information about the facilities, services and powers of the Districts, and may be amended from time to time to deal with evolving needs of the Districts. The Districts have the power to tax properties within its boundaries and to impose fees for services available from or provided by the Districts. A summary of the services are listed, below.

- **Maintenance of District Properties** – District property, such as common area landscaping, perimeter fencing, future facilities, parks, etc., are maintained and operated by the District.
- **Snow Removal** – The District is responsible for snow removal on the sidewalks along District property. Snow removal in the residential streets is conducted by the Town of Windsor. Owners are responsible for snow removal on their own driveways and sidewalks adjacent to their homes (front and side of home if a corner lot).
- **Irrigation Water** – The District is the provider of irrigation water throughout RainDance. Irrigation billing is conducted by Advance HOA Management in April and meter readings are conducted for additional usage throughout the irrigation season. The base rate is \$380.00 per irrigation season for up to 200,000 gallons. Usage over 200,000 gallons is \$1.90 per 1000 gallons for each 1000 gallons used over the minimum. Owners are responsible for their own irrigation turn on at the beginning of the irrigation season and shut down for winter. The main irrigation system is shutdown and turned on by the District.

Community Lifestyle and Activities

Within RainDance there are miles of community trails. In addition, there are upcoming neighborhood parks, aquatic park, pool facility and golf club, along with a person committed to arranging exciting community events and activities, residents will be a part of an exceptional lifestyle that is designed to be neighborly, active and inclusive. Look forward to participating in events planned by your Community Lifestyle Director, Kristin Walter. As the community grows and facilities are completed, more and more exciting events will be coming your way.

Update: 01-17-19



ARCHITECTURAL REVIEW APPLICATION

Submit with Architectural Review View Fee of \$25.00 per submission to:

RainDance Community Association, Inc.

c/o Advance HOA Management, Inc.

P.O. Box 370390, Denver, CO 80237

clientservices@advancehoa.com ([preferred method](#)) or 303-495-5895 fax

An application must be completed and approved BEFORE any improvements are made.

Date Submitted: _____

Property Owner _____

Name: _____

Property Address: _____

E-mail: _____

Home No: _____ Cell No: _____

Please specify type of request.

- ☐ Painting ☐ Front Landscaping ☐ Rear Landscaping ☐ Deck/Patio/Slab ☐ Fencing
- ☐ Lighting ☐ Play Equipment ☐ Other: PLEASE DESCRIBE: _____

Description of Improvements. Include picture, colors, drawing, brochure, types of materials, dimensions or other information that will be helpful to understanding your request. **A diagram, to include plot plan, is required for all landscaping submissions.**

Details: _____

I understand that approval of the Board of Directors and/or Architectural Review Committee is required in advance to proceed. I understand that the Architectural Review Committee has up to 45 days to reply and **no response is considered Denied.** I also understand that the approval does not constitute approval of the local City/Town building departments and that a Building Permit may be required. I have answered, truthfully, all questions pertaining to the proposed mentioned improvement or modification and have attached all samples, plans and permits required. I agree to complete all proposed improvements promptly after receiving approval.

Date: _____

Signature: _____

RainDance Community Association, Inc.
Fencing Guidelines – Extracted from Guidelines and Standards
March 27, 2019

Approval is not required so long as the fencing complies with the Exhibit B - Fencing

You are encouraged to contact the Association for clarification, particularly if on a corner or face open space and parks. The Association has the right to request removal and replacement for any fences not installed per specifications. In addition,

- Wing Fences must be compatible with fencing in which it adjoins.
- Privacy fencing posts, beams, and rails to be installed so that they are facing the interior of the yard.
- 3-Rail Fencing is required for all corner lots and for lots facing a street, park, open space, farm lots.
- Fencing shall be setback ten (10) feet from the front plane of the house unless home design elements (such as window/doors) conflict with fence location. If there is a conflict the fence can be set back no less than five (5) feet from the front plane of the house.
- No more than one gate allowed.
- No gates will be allowed in any fencing to provide access from lots to open space areas, streets, or common area.
- Front yard fences are not permitted.
- Perimeter/Open Space fencing installed by the District developer **may not be removed, changed, or modified** except for the installation of 2” x 4” galvanized welded wire mesh (10 gauge). Welded wire must be professionally installed or installed properly by using the “stretch” method and be placed on the interior of the fencing.
- Each Owner shall be responsible for maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on such Owner's lot, unless such fence is to be maintained by the District.
- Any fence located on a lot line between two Units shall be maintained jointly by the Owners of such Units if the fence was installed by the respective builder. Any fence located on a lot line between two lots that was installed by one of the Owners shall be maintained by the Owner who installed the fence.

Fence Stain Required –All fences, interior and exterior, installed by Owners shall be stained using Sherwin Williams:

FCC #: 14446

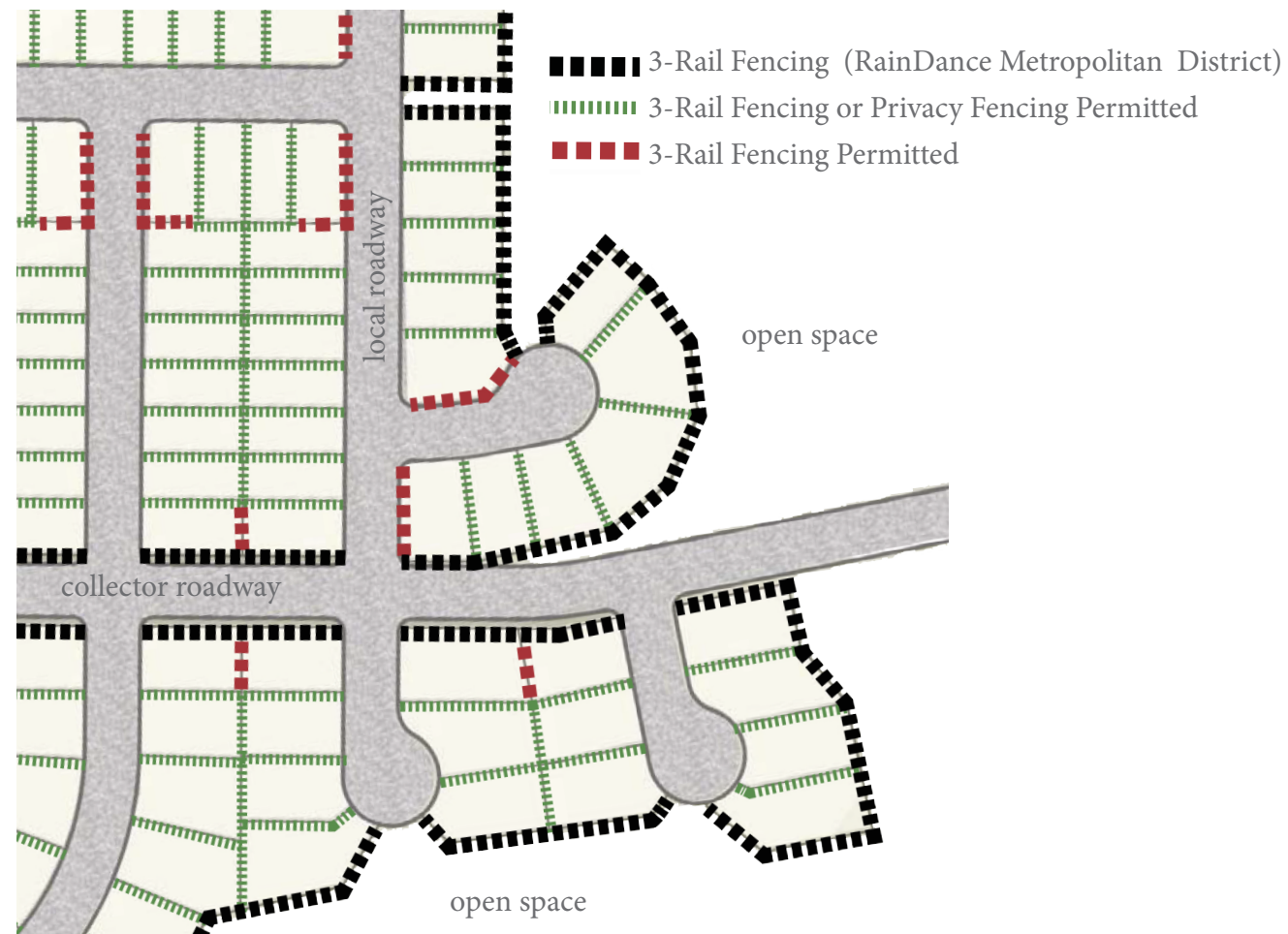
RainDance Red

CCE*Colorant:	0Z	32	64	128
B1-Black:	-	4	-	-
R2-Maroon:	-	9	-	-
Y3-Deep Gold:	-	-	-	1
R3-Magenta:	-	2	-	-
G2-New Green:	-	1	1	-

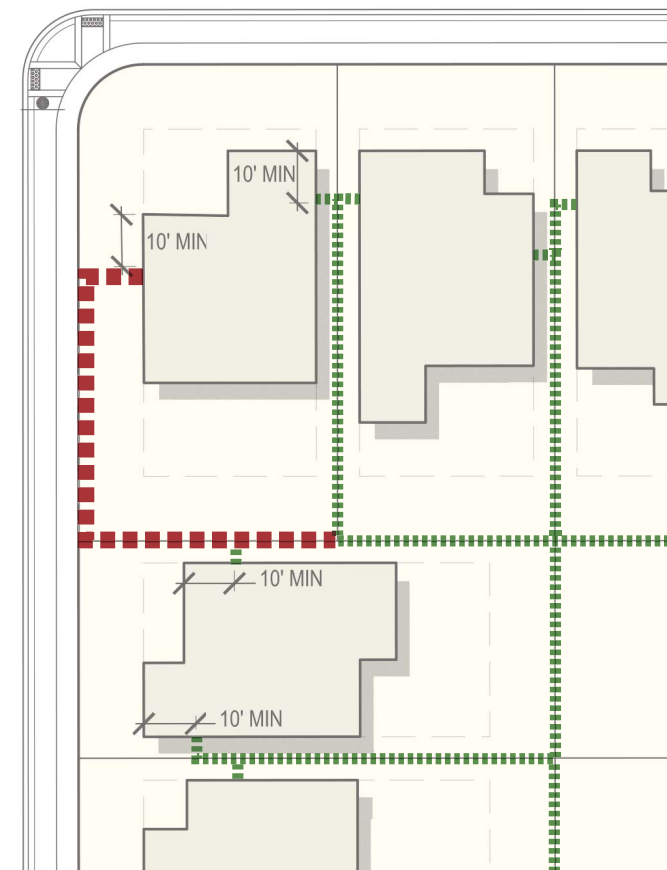
FENCING

- Residential Fencing at RainDance will be open and minimally implemented to preserve long-range views. Fencing will be applied when necessary for privacy, security, screening and safety. Fencing character at RainDance is natural wood and metal.
- Fencing is installed by the RainDance Metropolitan District at open spaces and along collector roadways; Fencing is optional at all other locations. Please see subsequent diagrams for permitted fencing types by location. Fencing installed by the RainDance Metropolitan District on residential lot lines shall be maintained by the RainDance Metropolitan District. All other Fencing shall be installed by the homebuilder or homeowner and be maintained by the homeowner. Diagrams depict typical locations, actual locations may vary and are subject to design review and approval.

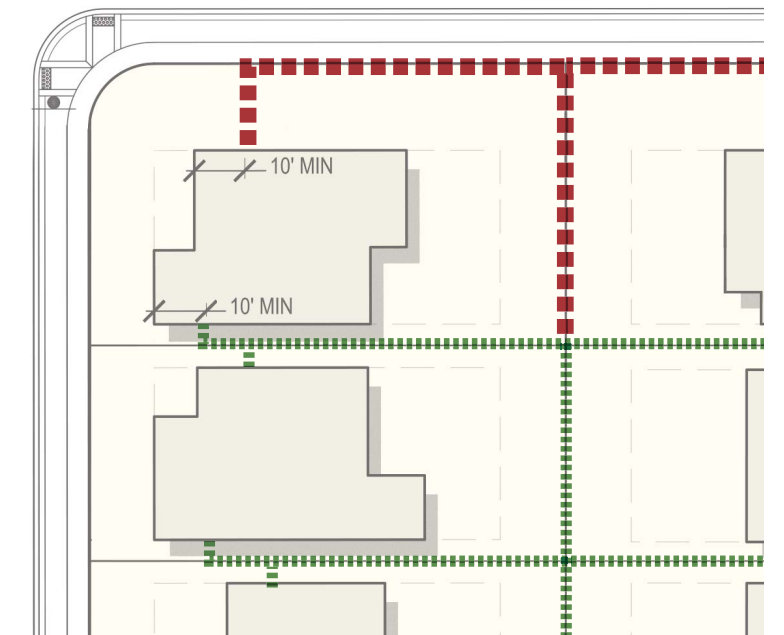
FENCING COMMUNITY TYPICAL



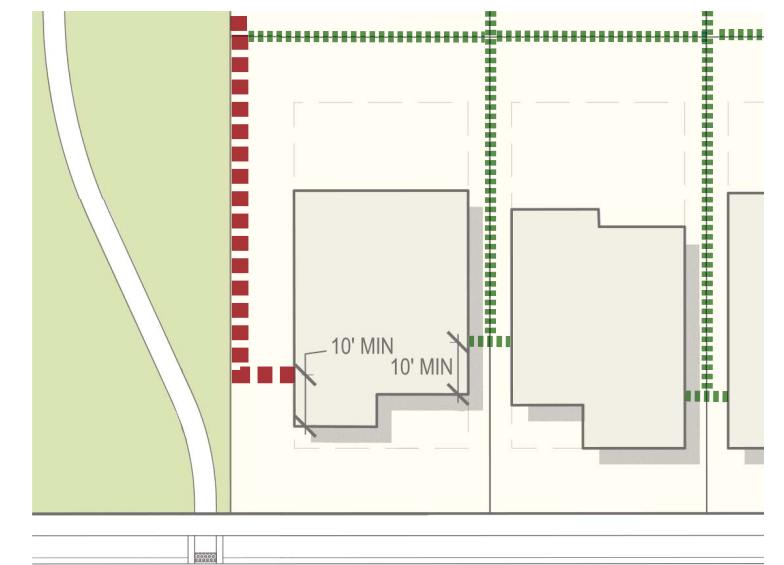
FENCING LOT TYPICAL FRONT ON CORNER

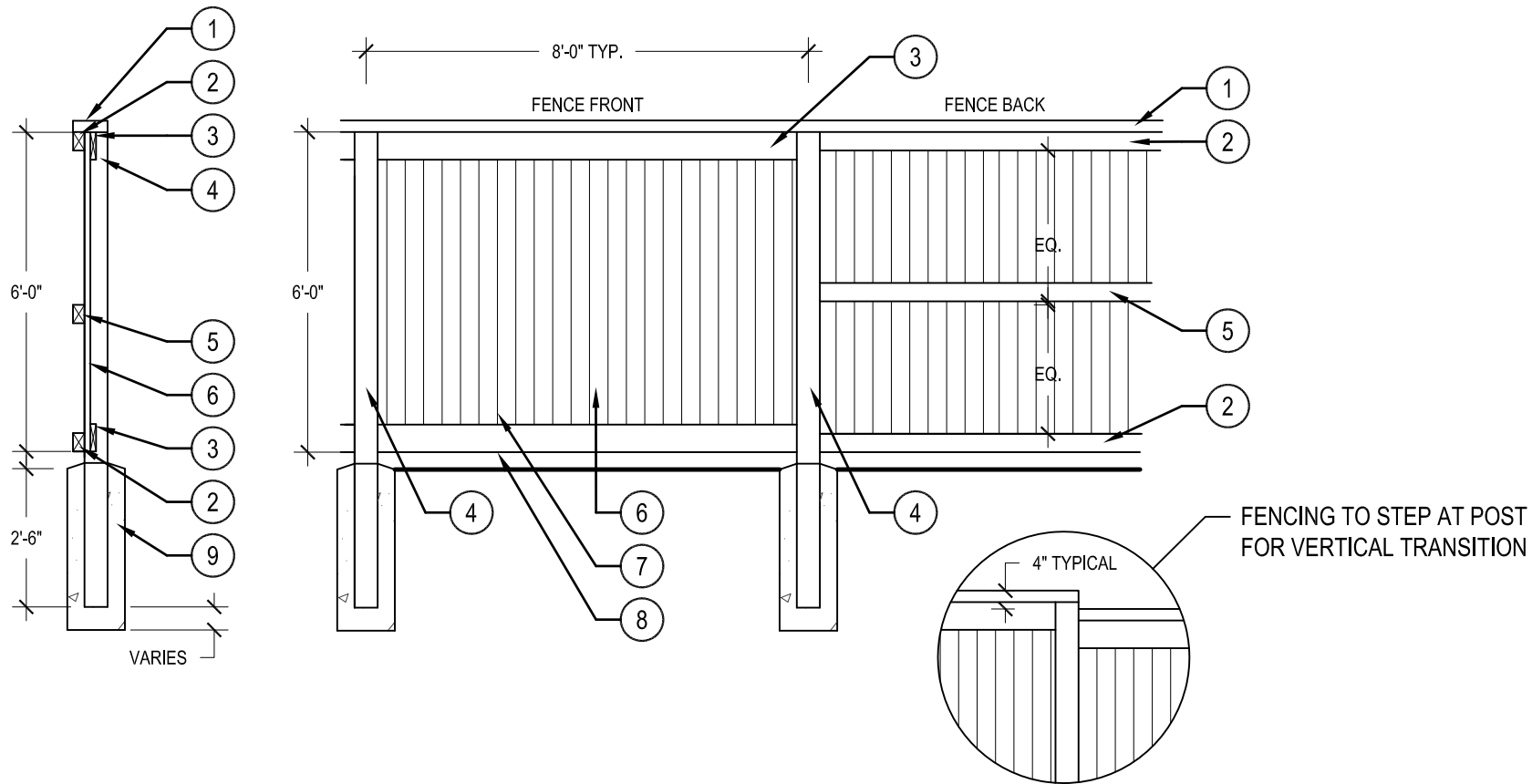


FENCING LOT TYPICAL SIDE ON CORNER DIAGRAM



FENCING LOT TYPICAL OPEN SPACE



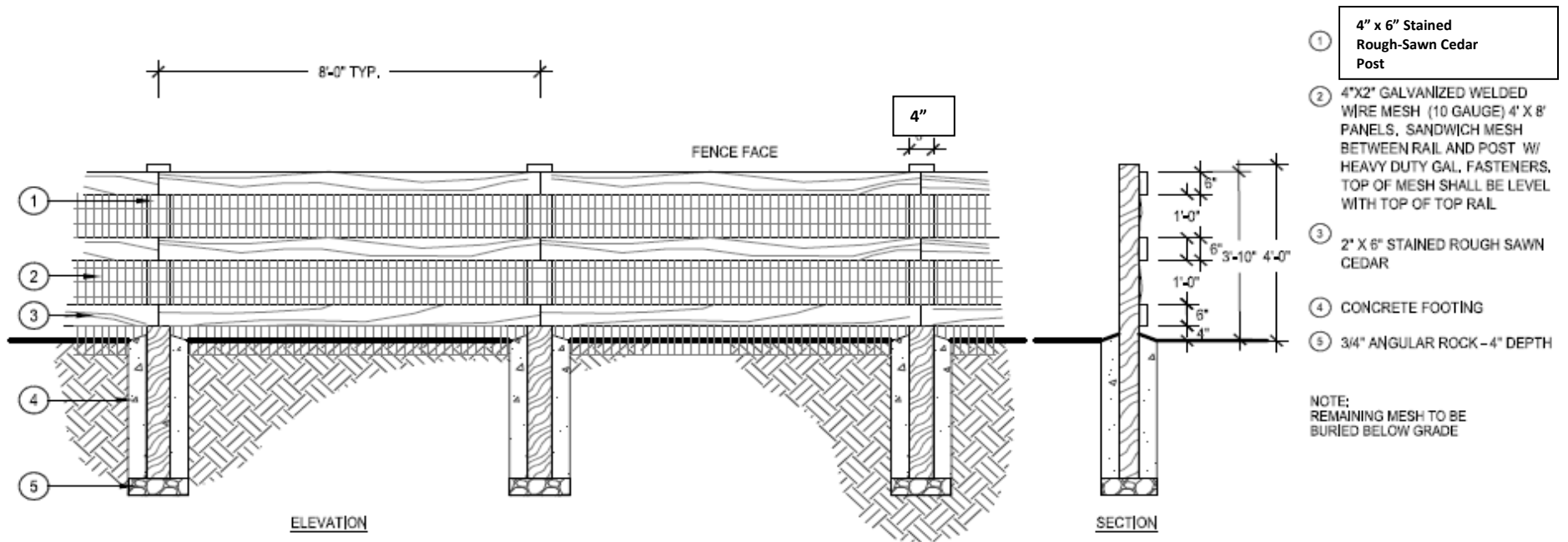


- ① 2" X 6" CAP
- ② 2"X4" RS CEDAR TRIM (TOP & BOTTOM)
- ③ 1"X6" RS CEDAR RAIL - NAIL SECURED
- ④ 4"X4" RS CEDAR POST @ 10' O.C.
- ⑤ 2"X4" RS CEDAR RAIL @ MID HEIGHT
- ⑥ 1"X4" CEDAR BOARDS (NO GRIPS)
- ⑦ 1/4" TO 1/2" MAX WIDE GAP
- ⑧ 1"X6" RS CEDAR RAIL - NAIL SECURED, BOTTOM RAIL CAN TOUCH GRADE BUT CANNOT BE BURIED
- ⑨ CONCRETE FOOTING TO FROST DEPTH MINIMUM

6' SOLID - 6" PICKETS + POST WOOD FENCE

NOT FOR
 CONSTRUCTION

SCALE: NTS



3-RAIL FENCE

NOT FOR
CONSTRUCTION
SCALE: NTS

WELCOME TO RAINDANCE!

Congratulations on your new home! Don't forget to call Ram Waste Systems (970-226-3396) to sign up for your waste removal services, which are covered through your HOA dues*.

While the removal of your solid waste is a vital service, we know it's not always on your mind when moving, so we'd like to remind you to **call us to set up service at your earliest convenience; our customer service representatives are available to help you during standard business hours (Mon-Fri, 8 a.m.-5 p.m.).** Be sure to identify yourself as a RainDance resident.



Your neighborhood has selected us, Ram Waste Systems, as its exclusive solid waste & recycling service provider. We're a **local, family-owned** company with nearly half a century worth of experience in the region, and we take pride in serving you, our neighbors!

*The service covered by your HOA dues includes: a 95-gallon kart on wheels for both trash and recycling services. Anything set outside your kart will incur additional charges. If you think you'll consistently exceed your kart's capacity, additional karts may be requested for an additional charge.



If you ever need to get rid of a larger bulk item (furniture, mattress, TV, etc.), please call us in advance to notify us so that we can send the appropriate truck and inform you of any associated pricing. Temporary dumpster/roll-off services are also available!

Thank you for your patronage.

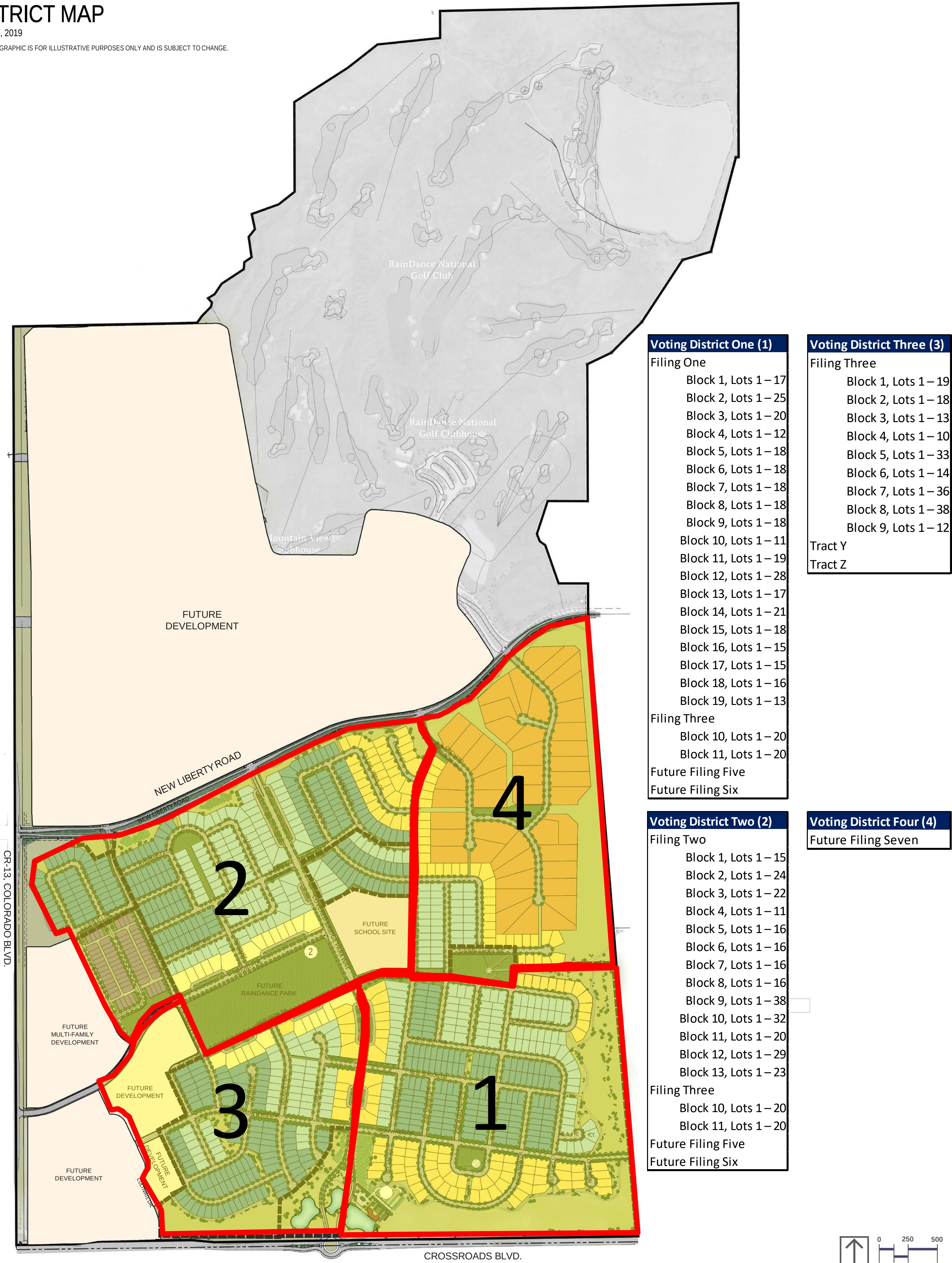
Sincerely,

Ram Waste Systems, Inc.

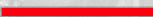
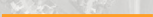


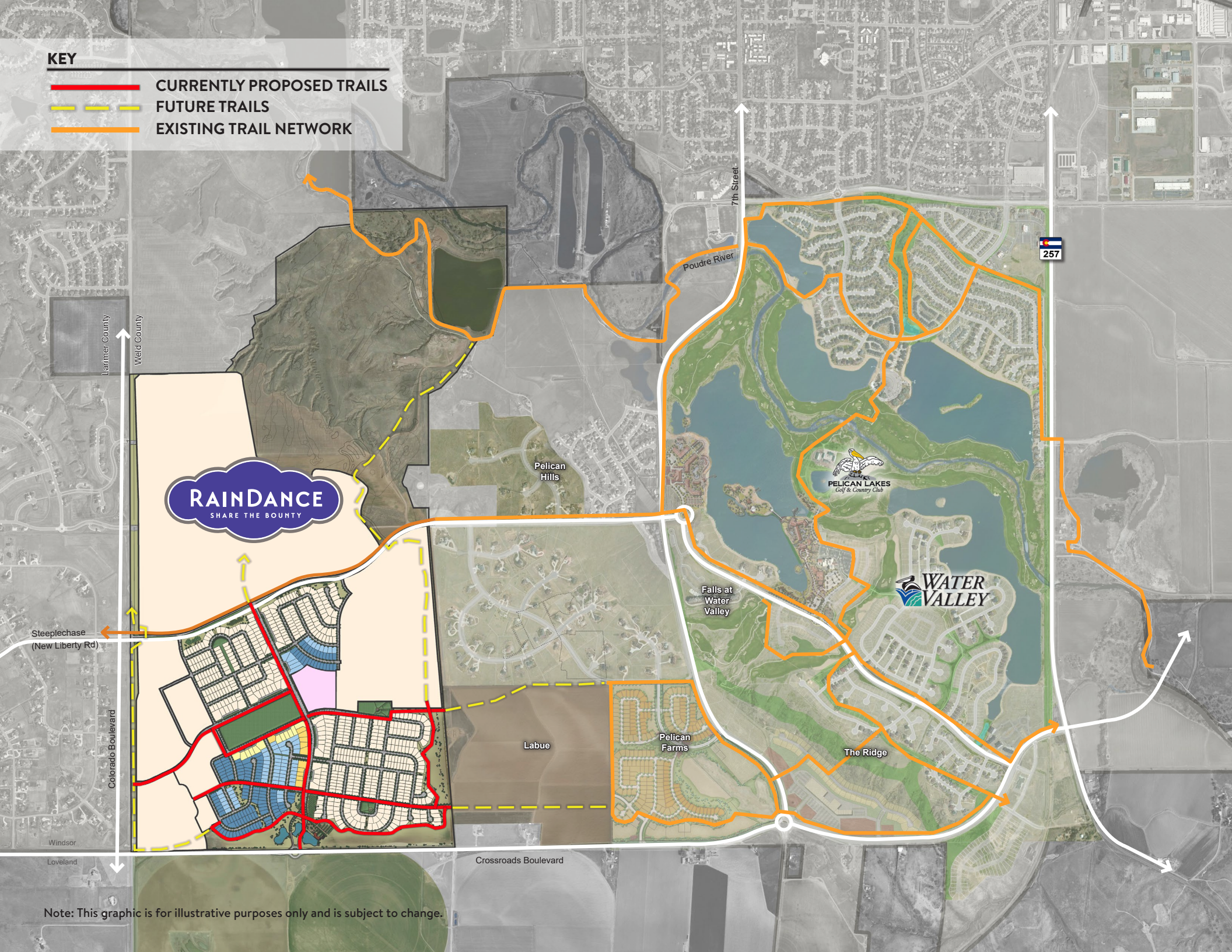
RAINDANCE | VOTING
DISTRICT MAP

JANUARY, 2019
NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



KEY

-  CURRENTLY PROPOSED TRAILS
-  FUTURE TRAILS
-  EXISTING TRAIL NETWORK



Note: This graphic is for illustrative purposes only and is subject to change.



RAINDANCE - CONTACT INFORMATION VERIFICATION FORM

It is important we have your current contact information on file in for community matters and to ensure an accurate directory is in place to provide for fluid communications between residents and management.

Please return this information using a method listed below:

1. **Email:** clientservices@advancehoa.com
2. **Fax:** (303) 495-5895 ATTN: Homeowner Contact Information
3. **Mail:** Advance HOA Management, Inc. P.O. Box 370390, Denver, CO 80237

Property Address/City/State/Zip: _____

Owner Name (1): _____ E-Mail: _____

Phone Number: _____

Owner Name (2): _____ E-Mail: _____

Phone Number: _____

Alternate Address/City/State/Zip: _____

If different than property address. HOA mail notifications will be sent to this address.

Alternate Phone Number: _____

If you lease your property, please complete the following:		
Tenant Name(s):	Property Manager Name:	
Tenant(s) Phone Number:	Property Manager Phone:	
Tenant(s) E-mail Address:	Tenant(s) Alternate Phone:	
Lease Start/End Date:		
Tenant Make of Vehicle(s):	Tenant License Plate # (s):	
Tenant authorized to make maintenance requests?	Yes ☐	No ☐

Thank you for verifying your contact information. This information will be considered as your registered address and e-mail address for Association business. If you have any community questions, please do not hesitate to contact us at your convenience at 303-482-2213 or at clientservices@advancehoa.com.

Print: _____ Sign: _____ Date: _____

