



ROOSEVELT RIDGE BOARD OF DIRECTORS

March 26, 2020

Re: Owner Obligations

The Roosevelt Ridge (RR) HOA Board of Directors (RRBOD) recently directed the RRBOD's attorney, Jessica H. Miller, to conduct an analysis of the various documents and factors related to the construction of a water cistern for fire suppression.

As outlined in Ms. Miller's letter (which each of you have already received) the analysis concludes that:

- To satisfy an annexation requirement established by the Gilpin County Commissioners Lone Pine Real Estate LLC and the (then) owners of several lots petitioned in late 2005 for certain property to be included in the Sierra Fire Protection District (SFPD), which the SFPD Board of Directors granted.
- In early 2006, the Gilpin County Court ordered that the property described in the Order (the "Subject Property") be included in the SFPD. This Order was recorded with the Gilpin County Clerk and Recorder on February 21, 2006 at Reception No. 129088.
- The Order binds the Subject Property and by extension the *owners* of the Subject Property, without reference to or reliance on membership in the RR HOA.
- The Order requires the Owners to, ". . . permanently furnish to the [Sierra] Fire Protection District a site for the construction and maintenance of an apparatus garage [fire station] at main entry to the property at lot 15."
- The Order requires the Owners to "construct two 30,000 gallon community water cisterns to be used for fire suppression." The first "prior to the completion of 25% of the homes on the Property and the second cistern shall be constructed prior to the completion of 50% of the homes on the Property."
- The Order further specifies that, "Each home site shall include a serviceable 10,000 gallon water cistern with adequate access for fire apparatus."

You should have received a notice that the Timberline Fire Protection District (TFPD) will not approve the issuance of new building permits on the Subject Property until the cistern conditions are satisfied. The RRBOD has spent many hours negotiating a potential compromise with the TFPD on behalf of the HOA Members (the details of which you were previously provided). If successful, that negotiation would eliminate the requirements for the fire station and individual cisterns, and substitute the two-cistern-requirement with a single 30,000+ gallon cistern (the Alternative Cistern Option, the ACO); ultimately relieving the Members of the individual cistern mandate and allowing for the issuance of new building permits. Although the TFPD has not made a firm commitment to begin approving the issuance of building permits upon the commencement of the ACO, the RRBOD believes that TFPD may be willing to approve the issuance of a limited number of permits prior to the completion of the ACO project.

Based upon our attorney's recent analysis, the RRBOD believes that it has an obligation to include the above referenced Order in any HOA compliance inquiries submitted to the HOA by interested parties; including, but not limited to: realtors, potential purchasers, lenders, title companies, insurance companies, etc.

On behalf of the Roosevelt Ridge Board of Directors

Lee W. Mayberry, Director