

The Boundary

at River Valley Ranch

Carbondale, Colorado

Welcome Packet



The Boundary Association

The primary purpose of The Boundary Association is to build community and ensure the best quality of life for all homeowners while maintaining and enhancing property values through enforcing the covenants and maintenance of the association common areas

Dear New Homeowner;

Congratulations on the purchase of your new home. On behalf of The Boundary Association Board of Directors and homeowners, we would like to officially welcome you to our neighborhood. We certainly look forward to meeting you whether it be by personal visit, walking throughout the neighborhood or a community activity. We're glad you have chosen to live in our friendly community and hope you actively participate in helping our neighborhood continue to be one of the finest in this area.

Moving into a deed-restricted community governed by a homeowner's association ("HOA"), can be confusing and challenging if you have never lived in one. As a homeowner in The Boundary, you are governed by two HOAs; The River Valley Ranch Master Association ("RVRMA") and The Boundary Association. You also pay assessments (dues or fees) to each HOA which is explained later.

This document touches upon key areas of interest for all new homeowners. However, it is not designed to replace or substitute for The Boundary Association or the RVRMA governing documents which you should have been given the opportunity to read and understand prior your purchase. The governing documents for both HOAs can be found at the RVRMA website under the Resources Library (www.rvrma.org/resources).

Your first step, post closing, is to check in at the RVR Ranch House and sign up for Ranch Membership. This will give you access to the pool, tennis and fitness facilities as well as access to the RVR homeowner directory. You will also receive a form for automated payment of monthly RVRMA assessments.

River Valley Ranch

In 1879, Myron Thompson and his son Alex were among the first settlers in the Crystal River Valley and the town of Carbondale. They established the Thompson Ranch at the junction of the Crystal River and Thompson Creek. Today, we know it as River Valley Ranch ("RVR"), which was designed to preserve the natural surroundings and ranching heritage. RVR's architectural theme achieves a high standard of environmental friendliness by requiring the use of natural materials and plants that are native to the area. You will also see lots of wildlife migrating throughout RVR.

RVR was created 1996, originally consisting of 514 residential lots and multi-family units, along with various common areas and facilities. The community is covered by the Master Declaration of Covenants for RVR which sets forth rights and responsibilities of owners, and imposes restrictions on lots and units within RVR. The RVRMA is responsible for maintenance of the Master Common Areas and enforcement of the provisions of the Master Declaration.

Various "neighborhoods" are designated within the River Valley Ranch development, including The Boundary. Other neighborhoods include the single-family neighborhoods of "Old Town", and "The Settlement" and multi-family residences known as "Crystal Bluffs" and "Fairway Residences.

The Boundary

The Boundary is a neighborhood of town-homes and condominiums consisting of 33 units. The Boundary is covered by the RVR Master Declaration and by the "Boundary Declaration." The Boundary Association is responsible for maintenance of The Boundary Common Areas, certain exterior elements of The Boundary properties and enforcement of provisions of the Boundary Declaration.

River Valley Ranch Golf Course

The River Valley Ranch golf course adjacent to the development is privately owned, and is not a part of the Master Common Area. Lots within RVR are subject to a Declaration of Golf Course Play and Operational Easement which creates easements in favor of the golf course owner throughout RVR as necessary for the construction, maintenance, and use of the golf course. This includes easements for golf cart paths, signage, landscaping, and the flight of golf balls. The Golf Agreement also states that lot owners assume the risk of damage or injury resulting from errant golf balls.

Irrigation

Irrigation for landscaping throughout River Valley Ranch (including common areas, residential lawns, and the golf course) is provided through a raw water irrigation system via ditches fed by the Crystal River. Outside watering on your property must be through this system, not with potable water. The RVRMA may impose seasonal restrictions on water use based on water availability.

Declarations & Covenants

The Boundary Association is a sub-association of the RVRMA. Restrictions on use of your property are contained in both the Master Declaration and the Boundary Declaration. Select highlights of these provisions appear below, however, we recommend that you read through the restrictions affecting your property, viewable on the RVRMA website.

RVR Master Declaration

The Master Declaration sets forth restrictions on lots within RVR which are supplemented by By-Laws, design guidelines, rules, and policies and procedures adopted by the RVRMA board.

Your property is for Single-family residential use only, by a family comprised of (i) no more than two (2) principal adults, (ii) the legal dependents of one or both of said principal adults, (iii) no more than two (2) additional family members (adults or children) who are related by blood or marriage to said principal adults, and occasional guests. Employees who care for the residence or their children may reside on the Lot.

Leasing of a home is permitted, provided the entire property is leased (no renting of bedrooms) and provided the above occupancy limitations are followed. Certain limited in-home occupations are permitted, with conditions.

Annoying lights and sounds are prohibited. Unsightly items such as trash and wood piles must be adequately screened from view. Restrictions are also imposed on antennae, sporting equipment (e.g., basketball goals and tennis courts) and children's recreational equipment.

No more than two (2) dogs or cats (or one of each) may be kept, which must be controlled whenever outside and not constitute a nuisance to neighbors. The RVRMA may impose fines for violation of pet rules and force removal of pets for repeated violations. Other typical inside household pets may be kept in reasonable numbers.

No changes may be made to any lot, including outside changes to a home, installation of sheds, fences, or changes to landscaping without prior written approval of plans by a Design Review Committee ("DRC"), which is appointed by the RVRMA board. Note that the Boundary Declaration imposes additional restrictions on exterior changes.

The parking of vehicles outside of your garage is limited to two (2). Additional cars and on-street parking are only permitted for special occasions. No pick-up trucks larger than one ton, commercial vehicles, motor homes, trailers, boats, campers (on or off of supporting vehicles), motorcycles, golf carts or other recreational vehicles may be parked outside of your garage, except for temporary loading or unloading. Permitted vehicles that are categorized as passenger vehicles include original equipment manufacturer (OEM) installed elements such as, seating with seat belts, side air bags and safety glass throughout the cabin space.

The Boundary Declaration

Many of the restrictions on use of your property set forth in the Master Declaration also appear in the Boundary Declaration, including restrictions on parking, unsightliness, and nuisances. You should be aware, however, that the Boundary Association has significant control and responsibilities with respect to exterior elements of your property.

No additions, alterations or improvements of any kind may be made to the exterior of your property without prior written approval of the Boundary Association board of directors. Such changes include but are not limited to alteration of structural elements, painting or staining, changes to decks, patios, doors or windows, or any addition, alteration, or removal of landscaping.

In addition to maintenance of certain common areas (including streets and sidewalks) the Boundary Association is responsible for maintaining, repairing and replacing the structural elements and roofs of all buildings, landscaping and maintaining the landscaping on any portion of lots between the lot lines and the buildings, maintaining common utility lines on town-homes lots, and maintaining, repairing, painting, staining, resurfacing the exterior surfaces of all buildings including exterior doors, windows, decks, balconies, porches and patios of town-homes.

The Boundary Association shall have the sole discretion to determine the time and manner of such maintenance as well as the color and types of materials used. The Boundary Association is granted an easement for its agents and employees to enter your property to perform these responsibilities.

RVRMA

The RVRMA is run by an executive board of directors elected by owners at an annual meeting, with each lot or unit in the project having one (1) vote. In addition to maintenance of the Master Common Areas, the Master Association oversees certain recreational and social activities for the benefit of owners within RVR, such as tennis courts, the pool, and other programs at the Ranch House.

The Boundary Association

The operation of your homeowner's association is governed by an active volunteer Board of Directors elected by the community. In addition to maintenance of The Boundary Common Areas, The Boundary Association oversees the daily functions and financial responsibilities of The Boundary. As an owner, you will also become a member of the Boundary Association, with one vote.

The Boundary Property Manager

The Boundary is managed by Integrated Mountain Management ("IMM"). IMM works with and advises the Board of Directors in the management of community services, contracting, financial management, and compliance with State HOA law and HOA governing documents.

Rules, Policies and Procedures

The RVRMA and The Boundary Association are given the authority under their respective declarations to adopt additional rules governing use of properties. The RVRMA website (www.rvrma.org) includes rules relating to the Ranch House and other Master Association facilities, design guidelines, as well as policies and procedures and by-laws adopted by both associations.

Dues and Assessments

RVRMA assessments (currently \$290.00) are charged *monthly* for common expenses, based on a budget approved by owners at an annual meeting, and special assessments may be changed by the board for unanticipated expenses or capital improvements.

The Boundary Association charges regular *quarterly* assessments based on an annual adopted budget, and special assessments if deemed necessary by its elected board of directors. Assessments are allocated to lots based on the livable square footage of the residence on each lot. The current assessment schedule can be found at The RVRMA website (www.rvrma.org/neighborhood/the-boundary).

You are encouraged to make your assessment payments electronically.

Casualty Insurance

The Boundary Association maintains property insurance on all Buildings, all fixtures that are part of such Buildings, all Common Areas, and Improvements thereon (excepting any such improvements installed by Lot Owners) within the Town-home Community. Such insurance shall not include or cover the finished interior surfaces of the walls, floors and ceilings of the Town-homes.

Mail at RVR

The central mail facility for all of RVR is located in the foyer of the Ranch House. The mail is delivered by the United States Postal Service (USPS) and the mail room is considered to be a US Postal facility. The foyer is open 24 hours a day, year-round for mail pick-up and drop-off. While the mail is being delivered, there is no access to the mail room until the USPS has completed delivery. The mail is typically delivered by 4 pm Monday through Saturday.

Your street address is your mailing address but mail will be delivered to your RVR mail box assigned by the U.S. Post Office in Carbondale. You must go to the Carbondale Post Office in person to arrange for your mail delivery. Please note that your RVR mail box number will not match your actual street address.

Trash at RVR

The Town of Carbondale, through a contract with Mountain Waste and Recycling, picks up trash (weekly) and recycling (bi-weekly) within the neighborhood every Tuesday. Containers may be put out not earlier than 6:00 am on the dedicated collection day and removed not later than 8:00 pm on the dedicated collection day. The waste collection and recycling fees are included in your monthly water bill from the Town.

You need to contact the Town directly arrange for the service and to select the size of your containers. (Phone: 970-963-2733)

The Boundary Association At-A-Glance

Governing Documents	Copies of the governing documents for The Boundary Association & the RVRMA are located in your closing papers and the Resources Library on the association website: rvrma.org/resources/
RVRMA Design Review Committee	<ul style="list-style-type: none"> • All modifications to the exterior of your property, including painting, fences & landscaping must be submitted and approved by the DRC prior to beginning the project. • The Renovation Permit Application can be found in the Resources Library on the website: rvrma.org/resources/
Assessments (Dues, Fees)	<ul style="list-style-type: none"> • As of January 1, 2021, the RVRMA monthly assessments are \$290.00. Payments are made to the RVRMA. • The 2021 quarterly assessment schedule for The Boundary Association is located at: rvrma.org/neighborhood/the-boundary/ • Payments are made in care of Integrated Mountain Management, PO Box 908, Glenwood Springs, CO 81602
Board of Director's Meetings	<ul style="list-style-type: none"> • The Boundary Association holds quarterly Board of Directors meetings and one annual homeowners meeting. • Meetings are open to all homeowners and notice is given in advance by the management company. • Homeowners are encouraged to attend these meeting as your input is very helpful.
Deed Restriction Violations	<ul style="list-style-type: none"> • The management company handles all deed restriction issues and inspects the neighborhood monthly to identify violations. If issues arise and need to be addressed respective homeowners will be notified. • To report a deed restriction violation please submit your inquiry to management company in writing or call (970) 230-9615.
Parking	<ul style="list-style-type: none"> • Parking should be only in designated parking spaces. • No RV's, boats and/or utility trailers may be parked in ones drive-way or in the street unless in use and parking is only momentarily. • Guest parking on the street is allowed on a temporary basis as long as street traffic is not impeded.
Common Areas & Grounds Maintenance	<ul style="list-style-type: none"> • The Boundary Association is responsible for maintaining the lawns, trees, shrubs and other plantings located in the common areas of the Association. If issues arise within one of these areas please contact Integrated Mountain Management.

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The Boundary Property Management Co.	<ul style="list-style-type: none"> • Integrated Mountain Management, PO Box 908, Glenwood Springs, CO 81602 • Manager: Bob Johnson • Telephone contact: (970) 230-9615 • Email: Bob.Johnson@integratedmtn.com • Website: www.integratedmountaingroup.com
Public Schools	<ul style="list-style-type: none"> • Grades K-4: Crystal River Elementary School • Grades 5-8: Carbondale Middle School • Grades 9-12: Roaring Fork High School
Important Numbers	<ul style="list-style-type: none"> • Town Hall: 970-963-2733 • Carbondale Police Dept, non-emergency: 970-963-2662 • Carbondale Volunteer Fire Dept, non-emergency: 970-963-2491 • Chamber of Commerce: 970-963-1890 • RVR: 970-963-6300
Utilities	<ul style="list-style-type: none"> • Electricity: Xcel Energy - 800-895-2999 • Gas: Black Hills Energy - 888-890-5554 • Water: Town of Carbondale - 970-963-2733 • Cable: Comcast - 800-934-6489
Taxes	<ul style="list-style-type: none"> • Town of Carbondale: 3.5% • State of Colorado: 2.9% • Garfield County: 1.0% • Regional Transportation Authority: 1.0% • Total Taxes = 8.4% • Source: carbondaletown.org/departments/finance/sales-tax
Website	<ul style="list-style-type: none"> • The Boundary Association maintains a free interactive website that can be found at the TheBoundary.org • The website provides meeting minutes, all governing documents, forms, FAQ, contact information, maps and much more.