

Master Homeowners Association for Green Valley Ranch
FREQUENTLY ASKED QUESTIONS ABOUT THE ASSOCIATION

1. What is a Homeowners Association?

By purchasing a home within the Master Homeowners Association for Green Valley Ranch (homes located within the general borders of Tower Road on the West, Green Valley Ranch Blvd. on the North, Picadilly Road on the East and 38th Avenue on the South), you have become a member of the Master Homeowners Association for Green Valley Ranch. A Homeowners Association is a community that has been established to promote harmony, help protect property values and provide various services to the owners within the community.

2. What is the Assessment for the Association?

The annual assessment is established by the HOA board. Additional charges and fees will be assessed to delinquent accounts. The Association's "Delinquency Policy" itemizes the amount of charges and schedule of charges.

3. Who should the check be payable to and where should it be mailed?

Payments to the Master Association shall be payable to "The Master Homeowners Association for Green Valley Ranch" and mailed to Master Homeowners Association for Green Valley Ranch, P.O. Box 473038 Aurora, CO 80047.

4. What services and items are covered by the annual assessment to the Association?

The Master Association provides the following services and items to the community:

- Covenant Enforcement
- Architectural Review Administration
- Professional Management
- Monthly Newsletters
- Community Events

5. What organization handles common area landscape maintenance?

The GVR Metropolitan District, Oakwood Homes, City and County of Denver and some private businesses also have various common areas throughout the community, which they maintain themselves.

6. Are there any amenities to the community?

Yes, the following amenities are within the community:

- Outdoor Pool - City and County of Denver Parks and Recreation
- Golf Course - Green Valley Ranch Golf Course
- Recreation Center - City and County of Denver Parks and Recreation
- Parks (several parks located throughout the community) - City and County of Denver Parks and Recreation
- Trails (several miles of walking and bike paths located within the community)
- Schools (Marrama Elementary School, Green Valley Elementary School, Martin Luther King, Jr. Early College High School, Florida Pitt Waller School, and the Omar D. Blair Edison K-8 Charter School)
- Common Areas (open space)

To Contact these various entities, please view visit the www.greenvalleyranch.info website.

7. What are the Association’s restrictions, standards and guidelines?

Please refer to the Association’s Master Declaration, Amended and Restated Articles of Incorporation, Amended and Restated By-Laws, and the Residential Improvement Guidelines and Site Restrictions.

8. Is approval required for exterior improvements (changes/additions) to the home or landscaping?

All exterior improvements and landscaping improvements and/or changes require prior approval from the Association. An “Architectural Review Committee Form” must be completed and returned to Management for consideration by the Architectural Review Committee. A response may take up to 32 days in some cases. Please plan ahead and submit your application as early as possible. Please be sure to view the Residential Improvement Guidelines and Site Restrictions for assistance with getting approval for your improvement.

9. When does the Architectural Review Committee review applications?

The Architectural Review Committee meets on the 2nd Thursday of every month. The Architectural Review Committee also meets on the 4th Thursday during the months of April through September, as the committee receives over 100 requests a month during this time. Generally, it is best to submit your request at least seven days in advance of the meeting in order for the ARC to review the request at their next meeting.

10. How long after the Architectural Review Committee meeting does it take to receive a response?

A written response will be sent by first class mail within 2-4 business days after the meeting. You may obtain a response by contacting Management after the ARC Meeting.

11. How do I report a covenant violation?

Complete a "Violation Complaint Form." All complaints must be submitted in writing to Management. In order to review the complaint, please identify the violation in detail; provide the address where the violation is occurring; as well as dates and times of the violation if applicable; and your name and address. Verbal and anonymous complaints will not be acted on immediately. Those violations will be noted for inspection by management during the next regular inspection.

12. When are Board Meetings held?

Board Meetings are generally held on the 4th Wednesday of each month, except November and December. The meeting begins at 6:00 p.m. and is currently held at the Green Valley Ranch Recreation Center, 4890 Argonne Way, Denver, CO 80249. The November and December meetings are combined into one Board Meeting held on the first Wednesday in December.

13. How do I remove oil stains from my driveway?

Homeowners in Green Valley Ranch have reported that they have successfully removed deep oil stains occurring on their concrete driveways using a product called ZEP-Driveway. This is a concrete and masonry cleaning product available at Home Depot.

Please be sure to follow the directions for proper application listed on the bottle. Be aware that older, more saturated stains may take several applications.

Materials needed: ZEP-Driveway cleaner, stiff brush, garden hose, and access to water.

This information is provided as a convenience. The Master Homeowners Association for Green Valley Ranch including any agents, officers, or employees of the Master Homeowners Association for Green Valley Ranch assumes no liability for damage or injury resulting from the use or misuse of this product.

14. Are there Sub-Associations located within the boundaries of the Master Association for Green Valley Ranch?

Yes:

The Bungalows at Green Valley Ranch Homeowners Association is managed by Westwind Management Group, Inc. 303-369-1800;

The Carriage Park at Green Valley Ranch Homeowners Association is managed by the Colorado Property Management Group, Inc. 303-671-6402;

Mitchell Place Homeowners Association is managed by the Colorado Property Management Group, Inc. 303-671-6402;

GVR Filing 52 Maintenance Association is managed by Oakwood Homes 303-486-8500; and

GVR Filing 58 Maintenance Association is managed by Oakwood Homes 303-486-8500.

15. May I make my Association payment by credit card or on-line?

Not at this time. The Association will provide this service once it has obtained permanent offices after January 1, 2008.

16. What is the landscaped area between the curb and the sidewalk called and who is responsible for the maintenance?

These areas are referred to as a "Tree Lawn" by the City and County of Denver. These areas are a part of the public right-of-way; however each individual property owner is responsible for its care and maintenance. Therefore the landscaping maintenance is the responsibility of the property owner abutting the "Tree Lawn." Maintenance includes, but is not limited to, adequate irrigation, weed removal, mowing, tree pruning and prompt replacement of any dead, severely damaged trees or plant material that may be necessary over time. Please visit the City and County of Denver website www.denvergov.org to obtain a list of approved trees.

17. Who do I contact regarding trash removal services?

Please visit the Solid Waste Management website www.denvergov.org/Trash/ or call 720-865-6900.

18. Who do I contact to obtain a mailbox key?

Please contact our local post office located at 4710 Nome Street, Denver, CO 80239 or call 303-371-8783 for additional information regarding your mailbox key.