

October 2018

# THOMPSON RIVER RANCH

AT JOHNSTOWN

## Welcome to the Neighborhood

by Jason Pock

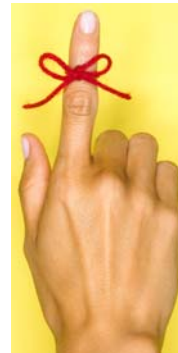
When you look around Thompson River Ranch, do you notice a flurry of new activity? We sure do! Oakwood Homes has been hard at work completing land development activities for 89 new homesites in Filings 5 & 6 east of all existing homes and nearest to County Road 3. Oakwood expects to open four new model homes in this area in mid-October 2018. All four models are brand new floorplans, including one ranch and three 2-stories. We hope you'll join us for the grand opening event. At the west entrance to the community closest to Interstate-25, Oakwood Homes has received its final approvals to commence development of 128 homesites in Filing 9. This area will bring a new product line to Thompson River Ranch called Carriage House. We're excited to offer these fully-detached homes situated thoughtfully on smaller homesites around shared driveways. Homes will be right-sized from 1,300 to 2,200 square feet, have their own fenced yards, and provide lower outdoor maintenance. The best part? These homes will be available at more attainable prices. We look forward to finishing out the entrance of the community. The homes in Filing 9 will go on sale this fall. Model homes

will open in early 2019. Oakwood and its partners are also hard at work developing plans for a neighborhood park generally south

of the Enclave and southwest of the new model homes in Filings 5 & 6. Many of you joined us for an information session about the park on August 21<sup>st</sup>. We appreciate all of the interest! We understand how important it is to communicate with all of you about the future of the community, and we hope to host more events like this in the future. The new park will be completed in 2019.

## Design Review Request Reminder

It is extremely important that all exterior improvements be approved by the Architectural Control Committee. This is a requirement of the Declaration of Covenants, Conditions and Restrictions. The intent of this requirement is not to hinder people from freedom of choice but to ensure their choices are in harmony with the overall appearance of the community. An attractive, harmonious community will be a desirable place in which to live, and will also prove to be a better investment over time than one in which architectural control is not enforced. For your convenience a Design Review Request form is enclosed. Thank you for your cooperation. **NOTE: Don't forget to blow out your sprinkler systems before the first hard frost!**



### Thompson Crossing Metro District #3 Contacts

#### District Manager

Jerry Jacobs  
(303) 359-9330

[jacobstimmerline@gmail.com](mailto:jacobstimmerline@gmail.com)

#### Assistant District Manager

Brittany Barnett  
(303) 502-7456

[barnett.timberline@gmail.com](mailto:barnett.timberline@gmail.com)

### Community Manager

Russ Hofer, CAM

(970) 663-9687 direct

[RHofer@msiho.com](mailto:RHofer@msiho.com)

### Mailing Address

MSI, LLC  
8201 Spinnaker Bay Dr.,  
Suite D  
Windsor, CO 80538-8717  
(970) 635-0498  
(970) 635-0517 fax  
[www.msihoa.com](http://www.msihoa.com)

Access to all required documents and District-related policies can be found on your community's websites: [www.msihoa.com](http://www.msihoa.com) & [www.thompsonriverranchco.com](http://www.thompsonriverranchco.com)

## Please register on our website!

1. Navigate to the website: [www.trrcommunity.com](http://www.trrcommunity.com)
  2. Click on Welcome 'Visitor' and select 'Register'.
  3. Enter your email address on the left side of the screen and click 'Submit'. You do not need an account number or code to register.
  - 4A. **If the owner's email address is on file:**  
Then the system will make a match and send you an email invite titled 'New User Registration'.
  - 4B. **If the owner's email address is NOT on file:**  
You will be prompted to enter your details and submit the registration for review. Once approved (within 48 hours), you will receive an email invite titled 'New User Registration'.
  5. Upon receiving the email invite, you need to click on the link for Option 1 (or Option 2) and you will then be directed to the 'Site Terms and Agreement' where you can enter your information and create a login and password. The login name cannot be an email and the password must be at least six characters long.
  6. Once the registration is complete, you will be directed to the 'Profile' page where you can update contact information.
- If you have any questions, or if you need assistance, please contact Dustin Lucas, Web Support Specialist, at [web@msiho.com](mailto:web@msiho.com) or at (720) 974-4186.



## No Dumping or Encroachments

Please do not dump any yard waste, trash, or construction debris in the Common or Natural Areas. This includes the spreading of lawn clippings in the Natural Areas behind rear yards. This activity makes it difficult for the maintenance contractors to perform their jobs. It also prohibits the growth of native grasses in these areas.

In addition, please do not encroach upon the Natural Areas with your landscaping or gardens.

# Thompson River Ranch Initial Design Review Application

c/o MSI, LLC.  
8201 Spinnaker Bay Dr., Suite D, Windsor, CO 80528  
(970) 635-0498 Fax: (970) 635-0517  
<http://trrcommunity.com/>

### For Office Use Only

Received: \_\_\_\_\_  
Critical Date: \_\_\_\_\_  
Sent to DRC: \_\_\_\_\_  
Received from DRC: \_\_\_\_\_  
Pre Project Inspect: \_\_\_\_\_  
Post Project Inspect: \_\_\_\_\_  
Request #: \_\_\_\_\_  
CM: \_\_\_\_\_

**Please submit this form to MSI, LLC before making any improvements**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

Association: TCM  
Home Phone: \_\_\_\_\_  
Work Phone: \_\_\_\_\_

My request involves the following type of improvement(s):

- Painting       Deck/Patio/Spa       Roofing       Landscaping       Fencing
- Patio Cover       Addition       Other: \_\_\_\_\_

Described Improvement (attach a drawing per design guidelines)

Planned Completion Date: \_\_\_\_\_.

I understand that I must receive approval from the Thompson Crossing Metropolitan District No. 4 in order to proceed. I understand that approval does not constitute approval of the Town of Johnstown and that I may be required to obtain a building permit. I agree to complete improvements after receiving TCMD4 approval in a timely manner. I have read the Covenants, Conditions and Restrictions and Design Guidelines and agree to comply with these documents.

Date: \_\_\_\_\_ Homeowner's Signature: \_\_\_\_\_

Committee Action:

- Approved as submitted
- Approved, subject to the following

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**Note: Committee approval is granted subject to the above noted conditions. If you commence construction you are accepting these conditions. If the conditions or improvements are denied, you must contact the Committee to determine how to proceed.**

- Denied for the following reasons

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Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

# THOMPSON RIVER RANCH

## Design Review Application Conditions

All proposed improvements including transporting labor and/or materials must access the property through the residential site **ONLY**. Access over or through Thompson Crossing Metro District (TCMD) property is **PROHIBITED**. Any damage to TCMD property is subject to the restoration policy within the Design Guidelines.

### Tree Lawn, Front and Side Yard Landscaping Requirements:

In addition to the tree lawn requirements, a minimum of 1 other tree is required in the front yard. Canopy trees must be a minimum of 2 inches in caliper and flowering ornamentals must be a minimum of 1.5 inches in caliper at time of installation. Evergreen trees must be between 5 – 8 feet in height at time of installation. After one year from closing date, it is the homeowner's responsibility to replace a dead tree and/or dead sod within the tree lawn.

A minimum of four, 5-gallon size shrubs must be planted in the front yard. Vines, ground covers and perennial flowers must be at least 1-gallon in size.

All rock and mulch areas must have fabric weed barrier installed and be separated from turf areas using wide heavy gauge steel edging, concrete, brick or stone on a foundation. Large areas of rock or wood mulch without shrub or flower plantings will be prohibited.

All turf areas must be sod or seeded with an improved variety of Kentucky Bluegrass or drought tolerant equivalent.

An automatic irrigation system shall be required to be installed and maintained by the homeowner in all front yards.

### Back Yard Landscaping Requirements:

All rock and mulch areas must have fabric weed barrier installed and be separated from turf areas using wide heavy gauge steel edging, concrete, brick or stone on a foundation. Large areas of rock or wood mulch without live plant material will be prohibited.

All turf areas must be sod or seeded with an improved variety of Kentucky Bluegrass or drought tolerant equivalent.

### Miscellaneous Requirements:

Fencing must be six foot, tan, privacy vinyl fencing only. Where privacy fencing must adjoin to Metro District four foot rail fencing, the privacy fencing must taper down to the four foot open rail within the last eight feet from the six foot height to the four foot open rail fence height. If wire fencing is requested, it shall be installed on the homeowner side of the rail fencing and fencing type must be 14 Gauge Galvanized Welded Wire Fence with 2" x 4" openings. Chain link, poultry wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are **NOT** permitted.

Permanent yard ornaments in front yards are discouraged by the Design Review Committee (DRC) and must have DRC approval prior to installation.

There shall be no interference with the established drainage patterns over any residential site without DRC approval and may require an Engineering Certificate with Design Review Application (DRA) as specified in the Design Guidelines (DG).

Retaining walls not installed by the builder must provide information on materials, height, lengths, whether they are retaining or freestanding and must include information about how the slope and drainage are routed through the site both currently, and with the proposed wall.

Please be considerate of your neighbors when using a fire pit (if wood burning) as smoke can impact their living spaces both indoors and outdoors due to wind and weather.

Permanent playground equipment, trampolines or trampoline fences or similar sport equipment may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any property line and do not make use of neon color tones. Playground equipment may not exceed 10' in height without DRC approval.

Shed requests must include information on location within the lot (plot plan or similar plan to be submitted by homeowner), dimensions (width x length x height), type (custom vs. pre-fabricated), foundation type, materials and colors (including roof color). Shed must be screened from public view and plant material must be used to soften the look of the structure, if visible, be planted within 30 days after installation and continuously maintained thereafter.

*Landscape escrow deposit will be held until full landscaping is installed, inspected and approved by the District or its representatives. This includes all improvements requested by the homeowner on the Design Review Application.*

Please contact your Community Manager Russ Hofer with any questions at (970) 663-9687 or email him at rhofer@msiho.com.