



SOLTERRA

Live in a masterpiece™

Welcome New Solterra Resident,

The Fossil Ridge Metropolitan District Board of Directors and Homeowners Association Board of Directors, Patio homeowners and other residents of Solterra would like to welcome you to our community. We hope you enjoy our beautiful community with spectacular views of the front range foothills.

The neighborhood known as “Solterra” is locally governed by the city as Fossil Ridge Metropolitan District and is governed by Fossil Ridge Metro District Boards and Homeowner’s Association Boards composed of your elected fellow residents. Both governing boards work together to maintain the beautiful standards you see throughout the community. The metro board’s responsibility is for overseeing the daily operations and financials via two community managers onsite at The Retreat. The homeowners association handles concerns about covenant control and trash collection. There are regular Metro board meetings to discuss the current status of the district, any ongoing projects and welcomes members in the community to attend. The HOA meets on a quarterly basis and welcomes community attendance. Based on where your house is located within the community, you maybe part of additional Sub-HOAs. Please refer to the maps on the HOA section or consult your closing documents to learn more. The meeting schedule for both the Metro and HOA can be found on the community website homepage, Solterra-Connect. Both boards are 100% managed by fellow residents who live in the community, and it has been this way since 2017 when the developer resigned all control.

Our community website, <https://www.solterra-connect.com/>, is a great resource for all information concerning Solterra. The site is utilized to provide information for upcoming activities and events, announcements, a community calendar, declarations and bylaws, architectural review forms, financials, FAQs and other information concerning the amenities in Solterra. If you cannot find all the information or have additional questions, please email the metro district at communitymgr@crsofcolorado.com or the HOA at overlook@overlookproperty.com.

Once again, welcome to Solterra and we look forward to meeting you in person!

Board of Directors,
Fossil Ridge Metropolitan District

Board of Directors
Homeowners Association

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Closing on a house can be an information overload and difficult to remember all the details when it comes to your new community. All information can be found on our website, <https://www.solterra-connect.com/> but here is a quick reference with hyperlinks on topics that should be explored.

| The District | HOA | Resources | Pay Online | Contact Us |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------|
| <ul style="list-style-type: none"> • District Responsibilities – Overview • Board of Directors Meetings / Information • District Committees • Documents • Elections • Financial Information • Maps • Public Improvements • Reserve Study • Retreat and Pool • Sewer Information • Snow Removal • Frequently Asked Questions | <ul style="list-style-type: none"> • HOA Responsibilities – Overview • Architectural Control • Board of Directors Meetings/Information • Budgets • Governing Documents • Trash and Recycling • Solterra Patio HOA • HOA FAQ | <ul style="list-style-type: none"> • Calendar • Community Directory • Emergency Guide • Events • Explanation of Billing • Homeowners Information and Tips • Homeowner Suggestions • Newsletters | | <ul style="list-style-type: none"> • Privacy Policy |

Helpful Homeowner Documents

- <https://www.solterra-connect.com/homeowner-information-and-tips.html>

Governing Documents

- Fossil Ridge Metro District
 - <https://www.solterra-connect.com/documents.html>
- HOA
 - <https://www.solterra-connect.com/governing-documents1.html>

Minutes

- Fossil Ridge Metro District
 - Board of Directors - <https://www.solterra-connect.com/board-members.html>
 - Financial Information - <https://www.solterra-connect.com/financial-information.html>
 - Minutes (Once approved, will be located under meeting information) -
- HOA
 - <https://www.solterra-connect.com/governing-documents1.html>

Map of Solterra

- <https://www.solterra-connect.com/maps.html>



We are considered a developing community as the developer is still in the process of building out their final designs. Please use the maps to help identify which filing your house is in as that will determine who is responsible for any concerns. As always please don't hesitate to contact your Community Managers at communitymgr@crsofcolorado.com or the HOA Manager at overlook@overlookproperty.com. Below are rough guidelines on who to contact with concerns in the neighborhood.

- Fossil Ridge Metro District
 - Snow Removal on District Property
 - Community of single family/patio in common area
 - Depending on Townhouse
 - Landscaping on District Property
 - Retreat and Fitness Building and Pool
 - Sewer
- HOA's
 - Landscaping approval and changes within lot boundaries
 - Paint color
 - Trash
 - Covenant Control
- Recently built properties (Less than 5 years old)
 - Please contact Brookfield representative who sold the home.
- - Committees – Volunteers opportunities
 - Retreat and Pool
 - Landscaping
 - Social
 - Finance

The Retreat

The Retreat is a great place to host your next event and is typically used for private events, board meetings, social clubs, and social events. The Retreat has beautiful views of Red Rocks Amphitheater and the entire front range. Our beautiful amphitheater has been a popular location for weddings, pre-dance photos, etc. Please call 303-980-5450 to inquire about pricing and availability.

The Pool

One of the more popular amenities in the community during the summer is the pool located next to The Retreat. The season starts on Memorial Day and ends on Labor Day. There is a capacity of 77 residents and guests in the pool area due to the size. We ask residents to limit their guests to 2 per day, Monday through Thursday and no guest on the weekends to accommodate residents. The hours are Monday through Sunday from 10am – 8pm throughout the summer. We do adopt limited hours once the school season starts due to the availability of our lifeguards. <https://www.solterra-connect.com/pool.html>

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Newsletter

The Fossil Ridge newsletter is published quarterly and contains information concerning events happening in the community in the coming months, news about our committees and helpful tips during the seasons. Our previous letters can be found here. <https://www.solterra-connect.com/newsletters.html>

Additional Information

The following items are posted quarterly to the website and emailed out.

- - Fees and Billing info
 - Metro District
 - Fees
 - Sewer
 - Landscaping
 - Snow Removal
 - HOA
 - Trash
 - Fees
- - Rules and Regs
 - See Covenants
- - Recreation, clubs, Community Engagement, etc. (Please utilize Solterra-Connect to find the main contact to inquire about availability and meeting times)
 - Bunco
 - Empty Nesters
 - Mahjong
 - Book Club
 - 100+ Women of Solterra
 - 600 Series Patio Homes
 - Fitness Class
 - Golf – Men’s/Women’s
 - Hiking Group
 - Sole-Terra Runners and Walker
 - Women’s walking group
- - FAQs
 - Metro - <https://www.solterra-connect.com/frequently-asked-questions.html>
 - HOA - <https://www.solterra-connect.com/hoa-faq.html>

Contact information

- District Concerns – The community managers can be reached at 303-980-5450 or communitymgr@crsofcolorad.com
- HOA Concerns – Overlook Property Management can be reached at 303-991-2192 or overlook@overlookproperty.com

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