

WESTGATE METROPOLITAN DISTRICT WELCOME LETTER

Congratulations on purchasing a home in the Westgate Metropolitan District! Welcome to the neighborhood. The Westgate website contains most of the answers to questions you may have: westgatemd.live

Metro Districts 101: What is a Metropolitan District?

Special Districts in Colorado are a form of local government regulated by Weld County and the State of Colorado. Please reference the district's website for more information:

westgatemd.live/faq

What Services are Provided by Westgate Metropolitan District?

- Financing of public improvements necessary to build the development, including the streets, sewers, parks, and trails.
- Operation and maintenance of parks, landscaping and irrigation of common space/open space areas, signage, and entrance monuments.

Governing documents, current and past budgets, board meeting minutes, and legal documents that make the operations of Westgate Metropolitan District possible are available on the District website:

westgatemd.live/governance

What Services are Not Provided by Westgate Metropolitan District?

- Snowplowing of public streets are not provided by the District but may be provided by the town of Greeley. Please visit the Town's website for more information: [Streets | City of Greeley \(greeleygov.com\)](https://www.greeleygov.com/streets)
 - Actions involving policing authority such as animal control, vehicles parked on public streets, and enforcement of The Town of Greeley Code. [City of Greeley Code Compliance](https://www.greeleygov.com/city-of-greeley-code-compliance)
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Exterior Improvements and Rear Yard Landscaping

- All exterior improvements MUST be approved prior to construction and/or installation. Rear yard landscaping is required within 180 days (6 months) of closing. Violation of the landscape requirements may result in fines being assessed to owners. Submittal forms and more information is available on the District website:
westgatemd.live/architectural-review
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Covenants, Conditions, and Restrictions. What do these even mean?

- These are guidelines for the appearance of the homes and lots within Westgate Metropolitan District. Please reference the documents and the violation process here:
westgatemd.live/governance
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How do I Report Covenant Violations or District Maintenance Issues?

- Please email the District at: info@westgatemd.live to report any issues.
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What Fees do I Pay as a Homeowner in the District?

- When is my payment due? Will I receive a printed invoice? How can I pay my fees? Find answers online at: westgatemd.live/online-payments and click on the online payment tab.
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When are the District Board Meetings?

- District Board Meetings are posted on the district website under the Governance tab in the Board Meeting Documents under the Meeting Notices:
westgatemd.live/governance