WESTERLY

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COMMUNITY SUMMARY

As a homeowner of Westerly, you are a member of the Westerly Community Association, Inc. The Association provides the services that promote a common basis for preserving, maintaining, and enhancing homes and property, with the primary function to include the maintenance, administration, and control of Westerly through the establishment of binding covenants and restrictions along with rules and regulations.

The association will be comprised of single-family homes and attached homes. In addition, there may be sub-associations that are formed at the builder's discretion that is an additional association to the Westerly Community Association. Please consult your builder for that information.

The Westerly Property Management Team proudly manages the Westerly Community. They may be reached at: pm@westerlycolorado.com

Westerly Property Management oversees the business matters of the association, supervises common-area maintenance, coordinates Architectural Review Committee (ARC) submissions, and administers the Westerly Covenants and Community Guidelines on behalf of the HOA Board.

As a homeowner, you will have access to the community website where you will be able to view your account, community documents, set up payment arrangements and keep up with community events.

WESTERLY ASSOCIATION COMMUNITY FEES

MONTHLY ASSESSMENT:
$93 per month/per home (2-Months of fees will be collected at closing. A $325 transfer fee is also required.)
The HOA will be assessing a separate alley maintenance monthly fee to homes on alleys. The assessment is $18 per month and begins at the time of home closing. Snow removal will occur with snow events that are 4" or greater.

INCLUDED IN WESTERLY ASSOCIATION COMMUNITY DUES:
- Community Pool Operation and Maintenance
- Westerly Waypoint Clubhouse Operation and Maintenance
- Community Social Events
- Extensive Greenbelts & Open Space Operation and Maintenance
- Professional Management Including Covenant Control
- Trash Removal
- Snow Removal in Alleys

ANY SUB-ASSOCIATION DUES WILL BE PROVIDED BY YOUR RESPECTIVE BUILDER IF APPLICABLE.

COMMUNITY SERVICES

COMMON GROUNDS SERVICES:
The Community is responsible for the maintenance, repairs, and replacement of all common grounds (Community-owned property) within the community including landscaping, native mowing, detention pond maintenance, Community fencing, parks and equipment, monument signage, common water irrigation, pet waste stations and snow removal on sidewalks abutting common grounds and mailbox kiosks.

All owners are responsible for their private landscaping and irrigation.

SNOW REMOVAL:
All homeowners are responsible for snow removal on their lots and sidewalks. The Town of Erie services snow removal on the streets.

TRASH REMOVAL:
To keep continuity and consistency for trash removal, the Community has included trash removal as part of its service. The Westerly Community Association uses Waste Management as its trash vendor.

ENFORCEMENT:
The Community conducts covenant enforcement for the entire community. Please familiarize yourself with ***Use Restrictions of the Declaration of Covenants, Conditions, and Restrictions for Westerly***, as well as the ***Residential Improvement Guidelines and Site Restrictions***. Documents are available from your respective builder prior to closing on your home.

ARCHITECTURAL REVIEW:
The Community, through its Architectural Review Committee, is responsible for conducting reviews of all Architectural Review Requests. No improvements may be made upon any Lot without the approval of the Community, including but not limited to, any change to the exterior of your home, landscaping improvements, hardscape, pools, etc.. As a reminder, landscaping on which a home has been closed shall be completed within twelve (12) months after initial conveyance of the property to the owner, with consideration given to planting seasons, and must be pre-approved by the Architectural Review Committee. For specific information related to the architectural review process, please consult with your respective builder prior to closing on your home. Reviews for requests for changes may take up to 45 days for a response.

UTILITIES

TRASH PROVIDER:	Waste Management
WATER PROVIDER:	Town of Erie
GAS/ELECTRIC:	Xcel Energy, Black Hills Energy, United Power

COMMUNITY WEBSITE

The private website for residents will be: **https://engage.goenumerate.com/**

*Specific services provided by the association to the membership are subject to change without notice by decision of the board of directors.