

Two Rivers Homeowners Association

NOTICE IS HEREBY GIVEN that a meeting of the Directors of the Executive Board of Two Rivers Homeowners Association will be held at the Two Rivers Community Center, Dotsero, Colorado on Monday, May 11, 2026, beginning at approximately 6:00 P.M.

AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Public Input
5. Consideration of Minutes
 - a. February 2, 2025 Board Meeting (attachment)
6. New Business
 - a. Operations Manager Report (attachment)
 - b. Other Business
7. Action Items
 - a. Ratification and Approval of February 2026 – May 2026 Payables (attachment)
 - b. Updated Cost Sharing Agreement Between Two Rivers Metro District and Confluence at Two Rivers Comm. Assoc. (attachment)
 - c. Other
8. Board Member Discussion Items
 - a. Design Review Board (DRB) & Project Approvals
 - b. DRB Review – New Home Proposal at 127 Pike Cir (attachment)
 - c. Association Landscape Considerations in Response to Water Restrictions – Altitude Law (informational only attachment)
 - d. Electric Vehicle Charging Stations Grant – Walking Mountains
 - e. Other
9. Financial Matters
 - a. Preliminary April 30, 2026 Financial Statements (attachment)
 - b. Accounts Receivable (separate attachment)
 - c. Other
10. Adjournment

DISTRIBUTION

Board of Directors

Glen Tripp, Vice President	Term expires 2026
Thomas Behrens, Treasurer	Term expires 2027
Nancy Andresen, President	Term expires 2027
Dustin Hall, Secretary	Term expires 2028
Matt Baron, Asst. Secretary	Term expires 2028

Other

Ken Marchetti, CPA, Association Manager
Craig Plizga, Community Operations Manager
Magdalena Gembal, Account Manager

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting February 2, 2026

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. FEBRUARY 2, 2026

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called and noticed at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637.

ATTENDANCE **The following directors were present and acting:**

- Nancy Andresen
- Glen Tripp

The following director was absent and excused:

- Tom Behrens

Also in attendance were:

- Ken Marchetti, Marchetti and Weaver
- Magdalena Gembal, Recording Secretary for the Meeting
- Craig Plizga, Community Operations Manager
- Matt Baron, Resident
- Dustin Hall, Resident

Call to Order

The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on February 2, 2026 at 6:02 p.m., noting a quorum was present.

**Consideration of
the Agenda**

None.

Public Input

Director Tripp inquired about the status of the agreement for booting and parking enforcement for Confluence at Two Rivers Community Association. It was noted that the agreement is currently being drafted and requires revisions for clarification.

Director Tripp further reported that feedback has been received from community members indicating a lack of interest in a pickleball court. Mr. Plizga discussed potential options to convert the existing basketball court into a multi-use court by

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting February 2, 2026

painting additional lines and installing removable nets to accommodate various sports.

Appointment of Directors and Election of Officers

At the Annual Members Meeting held on December 1, 2025, two Board positions were open, and three candidates were nominated. As a quorum was not achieved at that meeting, election ballots were distributed to allow the current Board to make appointments at a subsequent meeting. Of the 21 ballots received, the two candidates receiving the highest number of nominations were Dustin Hall and Matt Baron. Upon motion duly made and seconded, it was unanimously

RESOLVED to appoint Dustin Hall and Matt Baron as Directors of the Board of Two Rivers Homeowners Association.

The floor was opened to nominations for officer positions. Director Andresen was nominated for President, Director Tripp for Vice President, Director Behrens for Treasurer, Director Hall for Secretary, and Director Baron for Assistant Secretary/Treasurer. Upon motion duly made and seconded, it was unanimously

RESOLVED to elect Director Andresen as the President, Director Tripp as Vice President, Director Berens as Treasurer, Director Hall as Secretary and Director Baron as Assistant Secretary/Treasurer.

Minutes

The Board reviewed the November 3, 2025, minutes included in the packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the November 3, 2025 Minutes of the Board of Directors as presented.

The draft Annual Members Meeting minutes were presented for review. Mr. Marchetti noted that the minutes will be submitted for approval of the members at the next Annual Members Meeting scheduled for December 7, 2026, but were presented to the Board for review at this time. No changes or corrections were noted.

Operations Manager Report

Mr. Craig Plizga presented his Operations Manager Report:

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Two Rivers Homeowners Association Board of Directors Meeting February 2, 2026

- The barrier between Kokanee Lake and the Colorado River has been completed by Tally Ho.
- Colorado Booting has been engaged to enforce parking regulations in the Confluence area. Parking permits will be distributed, and existing HOA violations and applicable lake and grassy area rules will be communicated to residents at that time.
- Trinity will service the annual clean-up days. Roll-offs will be placed at the end of the Buffalo cul-de-sac, beginning with two units on Monday morning, replaced as filled, with final removal scheduled for Friday afternoon. Clean-up week is planned for the week following the community yard sale (historically the third Saturday of June).
- A brochure holder and bulletin board will be installed at the mailbox locations to serve as a community resource and posting area for upcoming events and services.
- Fire extinguishers will be installed on both floors of the community center, and a fire blanket will be placed near the stove. Pool maintenance improvements include replacement of seals on one pump and installation of a liquid chlorine feeder. Cables on the multi-station gym equipment will be replaced.
- Community center rentals have increased. February is fully booked, and April and May are nearing capacity; March currently has availability. The Community 4-H group will utilize the facility monthly (February–July). A dog obedience class is ongoing on Wednesday evenings. Exploremos, an Eagle Valley Land Trust program focused on reducing barriers for community members to enjoy outdoor recreation, will host a bear education class on April 14.
- A two-year recycling grant has been secured through Walking Mountains, providing free roadside recycling pickup for the community.
- Basketball court maintenance was discussed. The previously selected vendor is no longer in business. Existing hoops require new backboards, and one requires re-anchoring. Repairs may be completed without full replacement. Additional multi-sport enhancements were discussed.
- Citadel Security will provide Fourth of July security services. Service hours have been slightly reduced to control costs.
- Flock Safety proposals for license plate reader and/or video systems at the community entrance were reviewed, including installation and annual service costs.

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Accounts Payable

The Board reviewed the November 2025 through January 2026 accounts payable lists. By motion duly made and seconded it was unanimously

RESOLVED to ratify the November 2025 through January 2026 accounts payable lists as presented.

4th of July Security – Citadel Security Group, LLC

A proposal was reviewed for security patrol services during the Fourth of July, including fireworks control. It was noted that enforcement activity is typically minimal; however, the presence of security personnel is beneficial. It was further discussed that services may not be necessary in the event there is a fire ban in effect at the time due to dry conditions. By motion duly made and seconded it was unanimously

RESOLVED to approve the contract agreement for security services with Citadel Security Group, LLC, as presented.

Consideration of Engaging Legal Counsel to Monitor Foreclosure

Ms. Gembal announced that the Association had received notice of a foreclosure within the community. Legal counsel was contacted for guidance and offered to monitor the foreclosure proceedings for a fee of \$200. It was noted that the homeowner had previously been delinquent in Association dues but is currently paid in full. At this time, the Board elected not to engage legal counsel for foreclosure monitoring.

Covenant Enforcement Related to Ongoing Neighbor Dispute and Noise Complaints

Following the Annual Members Meeting, a complaint was received from an owner regarding noise concerns involving a neighboring property. Ms. Gembal consulted legal counsel regarding possible enforcement options.

Legal counsel advised that the Association's options are limited in such situations. The primary available action would be to issue a violation warning letter following

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Two Rivers Homeowners Association Board of Directors Meeting February 2, 2026

investigation. However, if the issue ceases, it is considered cured, and the enforcement process must restart if the issue recurs. Counsel further advised that under applicable statute, enforcement action may only be taken if the nuisance impacts multiple owners. Complaints involving only a single neighboring property are considered private matters to be addressed directly between the owners, through mediation, or by contacting law enforcement.

It was also noted that statutory language provides for two independent 30-day cure periods and does not clearly define the duration required for a nuisance to be considered ongoing, further limiting enforcement options.

Legal counsel recommended amending the Covenant Enforcement Policy to state that the Association will not address noise or non-building-related complaints unless the issue impacts three or more owners. The cost to prepare the amendment was quoted at \$225.

The Board discussed that such an amendment would ensure enforcement actions are community-focused and avoid the appearance of favoritism toward individual owners. By motion duly made and seconded it was unanimously

RESOLVED to approve the amendment to the Covenant Enforcement Policy as recommended by legal counsel.

Consideration of Changing the May 4, 2026 Meeting Date

Ms. Gembal requested that the next Board meeting be rescheduled from May 4, 2026, to a later date due to a personal matter. The Board agreed to postpone the meeting by one week. The meeting was rescheduled to May 11, 2026, at 6:00 p.m. at the Community Center.

Financial Statements

Mr. Marchetti presented the preliminary financial statements as of December 31, 2025. The Balance Sheet was reviewed, including the investment account balance. Favorable variances were noted in interest income and across most expense categories. The ending fund balance was reported at approximately \$140,000.

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting February 2, 2026

Accounts Receivable

Ms. Gembal reported that most accounts on payment plans are current. One account is currently in the 30-day demand letter process due to a balance exceeding three months past due and a recently reversed payment. It was noted that if payment or response is not received, authorization for turnover to collections will be requested through consent minutes.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting

May 2026 Two Rivers HOA Operations Report

- Spring ballet class just ended. This spring we also hosted two library usage classes, a bear aware class, and the recycle bin rollout.
 - The Churros food truck has asked if there is a place they could come and park again on Fridays.
- The pool is being cleaned and should hopefully be filled this week.
 - We are adding a liquid chlorine system to the pool to avoid the need for a water reset due to cyanuric acid (pool sunscreen) build up. Chlorine pucks provide sunscreen; sunscreen helps chlorine be more effective. But over time, the sunscreen builds up and makes chlorine less affective.
 - By using liquid chloring which does not have the sunscreen in it, hopefully I can keep the sunscreen at appropriate levels.
- They have started booting the confluence parking lot, the biggest issue has been the confluence residents parking beyond the confluence parking lots.
- I tried to mount a bulletin board on the side of the mailboxes using magnets, a strong wind kicked up and knocked it off. I'll double the magnets and see what happens.
 - The flyer dispensers haven't fallen, but so far only one flyer has been taken based on my counts.
- Two fire extinguishers and a fire blanket have been mounted in the community center.
- Chipper came through last week and helped Alex out tremendously. The branches of the pine trees along buffalo are now 4 feet off the ground, meeting the Eagle county fire prevention expectations.
 - It looks like only 4 residents used the program.
- The tall flagpole is without the flag right now. The line got caught on the pulley at the top as I was trying to change out the old line with a new line. For now, the American flag is on the eastern most pole, so its appropriately on the left side as you enter the neighborhood.
- No River Jam this summer—the weekly activities in the park and art in the community center. Judith's kids are involved in 4h this year and she couldn't find anyone to take her place as the lead.
- I am struggling to find a direct replacement for the backboards for the park's hoops.
 - Options
 - Replace entire hoop pole structures and back-boards ~\$10k for both, this is what we budgeted for.
 - Buy new back-boards <\$1000 for both, then build mounting bracket to fit our posts. Then have the pole reset to be more stable.

- Concrete work
 - Sidewalk just before 1st miinow loop has risen 3 inches over the winter, likely due to a cottonwood.
 - Remove the cottonwood?
 - Manhole: The manhole just beyond bass is bulging, likely do to expanding soils.
 - Pool deck stairs (2nd entrance to the west): Has pushed the gate up, but can easily be resolved for this summer, but likely needs to be replaced at some point. I am not sure the reason, it could be a tree or soils.
 - Pool deck: the part of the deck that is grass really needs to be switched to concrete—a lot more expensive than I expected so Alex said he could cut sod for this year to get by.

Two Rivers HOA
Accounts Payable - February 2026

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Altitude Law	76.00	Legal Guidance on Noise Complaint
American Conservation & Billing	1,167.00	HOA Billing - Jan
Two Rivers Metro District	21,023.27	2025 Cost Reimbursement for Employee and Related Expenses
Payables to be Ratified at Meeting:	<u>22,266.27</u>	

Two Rivers HOA
Accounts Payable - March 2026

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Altitude Law	225.00	Legal Guidance on Noise Complaint
American Conservation & Billing	1,027.00	HOA Billing - Feb
Marchetti & Weaver, LLC	3,294.60	Accounting and Admin - Jan
Payables to be Ratified at Meeting:	<u><u>4,546.60</u></u>	

Two Rivers HOA
Accounts Payable - April 2026

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Altitude Law	413.00	Collection Costs (11 Catfish Cir - Pass-through cost)
American Conservation & Billing	1,102.00	HOA Billing - Mar
Fresh Mtn Lawns	15,852.00	2026 Irrigation Audit
Marchetti & Weaver, LLC	2,792.80	Accounting and Admin - Feb
Payables to be Ratified at Meeting:	<u>20,159.80</u>	

Two Rivers HOA
Accounts Payable - May 2026

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Altitude Law	565.00	Collection Costs (11 Catfish Cir - Pass-through cost)
American Conservation & Billing	1,187.00	HOA Billing - Apr
Marchetti & Weaver, LLC	3,548.21	Accounting and Admin - Mar
Payables to be Approved at Meeting:	<u>5,300.21</u>	

COST SHARING AGREEMENT

This Cost Sharing Agreement ("Agreement"), is effective as of January 1 2026, by and between the Two Rivers Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("TRMD"), the Two Rivers Homeowners Association, a Colorado non-profit corporation ("TRHOA"), and Confluence at Two Rivers Community Association, Inc., a Colorado non-profit corporation ("Confluence"), referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS:

WHEREAS, the Two Rivers community is a common interest community subject to a declaration of covenants, conditions and restrictions; and

WHEREAS, TRHOA has been formed as a master association to exercise the functions set forth in the declaration of covenants, conditions and restrictions; and

WHEREAS, Confluence has been formed as a community association to exercise the functions set forth in the declaration of covenants, conditions and restrictions; and

WHEREAS, TRMD provides a water utility system, a sanitary sewer collection and treatment system, road, drainage, traffic control and safety facilities, and public park and recreation facilities, among other services to the Two Rivers community; and

WHEREAS, TRHOA has the authority to enter into a contractual relationship with TRMD providing that TRHOA would administer, operate and maintain some or all of the TRMD properties; and

WHEREAS, Confluence has the authority to enter into a contractual relationship with TRMD providing that Confluence would administer, operate and maintain some or all of the TRMD properties; and

WHEREAS, the Parties agree the most cost-effective way to provide these services and functions to the Two Rivers community is to work cooperatively and share in the costs of such services and functions; and

WHEREAS, TRMD has employed an employee or employees for the purpose of performing certain services and functions which are mutually beneficial to TRMD and TRHOA; and

WHEREAS, TRMD and TRHOA entered into a cost sharing agreement dated January 1, 2020 to share the costs of providing services between TRHOA and TRMD; and

WHEREAS, TRMD has hired an employee or employees to provide certain services and functions to the Two Rivers community; and

WHEREAS, the TRMD employee(s) spend the following approximate amounts of their time performing services in each of the following areas:

- Two percent (2%) towards water and wastewater systems;
- Twenty eight percent (28%) towards community center and common recreational facilities;
- Twenty three percent (23%) towards roads, traffic control and road safety facilities;
- Ten percent (10%) towards the general administration for TRMD;
- Eight percent (8%) towards the Confluence at Two Rivers Community Association, Inc.; and
- Twenty nine percent (29%) towards covenant enforcement and TRHOA general administration (collectively, the "Services").

NOW THEREFORE, in consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the Parties as follows:

1. Termination of Previous Agreement. The Cost Sharing Agreement dated January 1, 2020 is terminated and replaced with this Agreement upon the effective date of this Agreement.
2. Allocation of Cost of Services. TRMD has hired an employee or employees to provide certain services and functions to the Two Rivers community. Twenty nine percent (29%) of the salaries and wages and related expenses for the employee(s) will be allocated to TRHOA. Eight percent (8%) of the salaries and wages and related expenses for the employee(s) will be allocated to Confluence. The remaining costs for Services will be allocated to the funds described in Exhibit A, attached hereto and incorporated herein by this reference. Expenses include but are not limited to salaries and wages, payroll taxes, health insurance, retirement plan expense, auto mileage reimbursement, telephone expense and website expense.
3. Term of Agreement.
 - a) The term of this Agreement (the "Term") shall begin on the date first set forth above and will remain in full force and effect and renew annually until terminated as provided for below, subject to the costs of providing the services pursuant to this Agreement by TRMD being appropriated on an annual basis by TRMD. In the event TRMD does not appropriate costs to fulfill this agreement for any year, the Agreement shall be terminated at that time.
 - b) In the event that either Party wishes to terminate this Agreement, that Party will be required to provide 90 days' written notice to the other Party.
 - c) In the event that either Party breaches a material provision under this Agreement, the non-defaulting Party may terminate this Agreement immediately.
 - d) This Agreement may be terminated at any time by mutual agreement of the Parties.
 - e) Except as otherwise provided in this Agreement, the obligations of TRMD will end upon the termination of this Agreement.
4. Reimbursement For Cost of Services.
 - a) TRHOA will reimburse TRMD for the Services, in the amount of twenty nine percent (29%) of the salaries and wages for TRMD performing the Services. Confluence will reimburse TRMD for the Services, in the amount of eight percent (8%) of the salaries and wages for TRMD performing the Services.
 - b) The cost of the Services will be invoiced periodically by TRMD but no less frequently than annually.
 - c) Invoices submitted to TRHOA and Confluence are due within 30 days of receipt.
5. Relationship of Parties. In providing the Services under this Agreement it is expressly agreed that TRMD's employees are not employees of TRHOA or Confluence. Furthermore, this Agreement does not create a partnership nor joint venture between TRHOA, TRMD, and Confluence.
6. TRMD Insurance. TRMD represents, warrants, and agrees that it has and shall maintain State minimum workers' compensation insurance coverage for its employees. TRMD shall also maintain broad form general liability, property damage, and automotive liability insurance in the minimum amount of \$424,000 for bodily injury, death, or damage to property of any person and \$1,195,000 for bodily injury, death, or damage to property of more than one person, or the maximum amount that may be recovered under the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as amended (the "CGIA"). TRMD shall also maintain Errors and Omissions and Crime Fidelity policies in amounts and terms specified by regulations.
7. Binding Effect. This writing constitutes the entire Agreement between the Parties and shall be binding upon the Parties, their officers, employees, agents and assigns and shall inure to the benefit of the respective survivors, heirs, personal representatives, successors and assigns of the Parties.
8. Amendment. No amendment or modification of this Agreement shall be binding upon the Parties unless the same is in writing and approved by a duly authorized representative of each Party.

9. Law; Venue. The laws of the State of Colorado shall govern the construction, interpretation, execution and enforcement of this Agreement. Venue for any dispute between the Parties arising out of or relating to this Agreement shall be in the District Court in and for Eagle County, Colorado.
10. Return of Property. Upon the expiration or termination of this Agreement, TRMD and its Operations Manager shall return to TRHOA or Confluence any property, documentation or records which are the property of TRHOA or Confluence.
11. Annual Appropriation. TRMD's obligations hereunder are subject to the annual appropriation of funds necessary for the performance thereof, which appropriations shall be made in the sole discretion of TRMD's Board of Directors.
12. Assignment. The Parties shall not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the other Parties.
13. Entire Agreement. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.
14. Severability. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of the Agreement.
15. Waiver. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.
16. Section Headings. The section headings in this Agreement have been inserted for convenience of reference only and shall not affect the meaning or interpretation of any part of this Agreement.
17. Notices. All notices or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:

Two Rivers Homeowners Association
 TRV HOA Management
 c/o Marchetti and Weaver, LLC
 28 Second Street, #213
 Edwards, Colorado 81632

Two Rivers Metropolitan District
 c/o Marchetti and Weaver, LLC
 28 Second Street, #213
 Edwards, Colorado 81632

Confluence at Two Rivers Community Association, Inc.
 c/o Marchetti and Weaver, LLC
 28 Second Street, #213
 Edwards, Colorado 81632

Or to such other address as either Party may from time to time notify the other, and will be deemed to be properly delivered (a) immediately upon being served personally, (b) two days after being deposited with the US Postal Service First Class mail, or (c) the following day after being deposited with an overnight courier.

18. Colorado Governmental Immunity. Nothing in this Agreement is intended nor shall be interpreted to waive any of the monetary limitations or any rights, benefits, immunities, defenses and protections that may be available to any party by the provisions of the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.* C.R.S.
19. No Third-Party Beneficiaries. The Parties to this Agreement do not intend to benefit any person not a party to this Agreement. No person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.
20. Counterparts, Electronic Signatures and Electronic Records. This Agreement may be executed in multiple counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, § 24-71.3-101, et seq., C.R.S.

IN WITNESS WHEREOF the Parties have duly affixed their signatures effective the date first set forth above.

 Two Rivers Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado:

By: Michael Pearson

Title: President

Date: Mar 10, 2026

 Two Rivers Homeowners Association, a Colorado non-profit corporation:

By: _____

Title: _____

Date: _____

Confluence at Two Rivers Community Association, Inc., a Colorado non-profit corporation:

By: Michael Pearson

Title: President

Date: Mar 16, 2026

EXHIBIT A
 Cost Allocation for Services

Cost allocation between funds/entities	
Fund	Allocation %
TRMD General Fund	10%
TRMD Waste and Wastewater Fund	2%
TRMD Infrastructure and Recreation Fund	28%
TRMD Sales Tax Fund	23%
Two Rivers Homeowners Association	29%
Confluence at Two Rivers Community Association	8%
Total	100%



Catalog > Genesis > Genesis 9300



Genesis 9300

3 Bed

2 Bath

1,547 Sq. Ft.

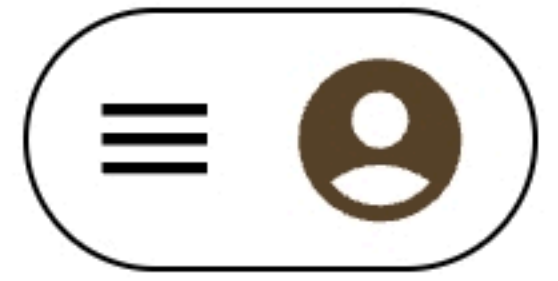
30' 4" x 58'

Floor Plan



2

Tap to see search results



Catalog > Genesis > Genesis 9300

Floor Plan



Property map

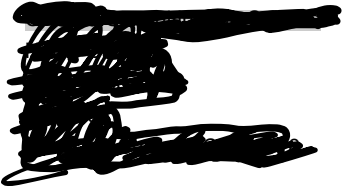


Plan

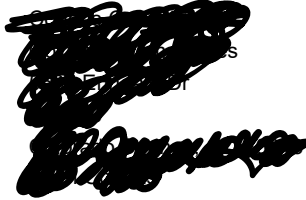
Tap to see search results

Champion Home Builders, Inc.

Bill To: 1483CO



Sell To: 1483CO



Quote - Revision 0
No.: QT010136

Quote Date: 04/16/26
Retailer P.O.:
Order Type: Retail
Retail Customer: 9300 SK
Req. Del. Date:
Zone Manager:
Brand: PLATTE SERIES DW MOD
Model No.: MPLT 3256CUSTOM
Base Home: 32x56 Custom
Model Year: 2026
Model Size: 56'0" X 30'0"
Construction Type: MOD

Shipping Agent:
Shipping County: EL PASO
FOB: Factory

Feature	Option	Variant	Description	Quantity	Ext. Price
Construction					
RAFTERSPCE	OP0000168		MOD Rafter/Truss Spacing	1	Standard
ROOFINS	OP0000171		R-38 Roof Insulation	1,699	Standard
ROOFLOAD	OP0000289		40# Roof Load	1	Standard
ROOFPITCH	OP0000040		Nominal 3/12 Roof Pitch	112	Standard
CLGTYPE	OP0000016		Flat Ceiling	1,699	Standard
FLOORDECK	OP0000017		5/8 T&G OSB Floor Decking	1,699	Standard
FLOORINS	OP0000170		R21 Perimeter Floor Insulation	1,699	Standard
FLOORJST	OP0000014		2X10 Floor Joists	1	Standard
WALLINS	OP0000026		R-19 Wall Insulation	183	Standard
PORCH	OP008046		Cvrd Porch, Composite SW xLF M	6	6,300.00
STRETCHES	OP0000190		Stretch DW per LF	1	1,650.00
SIDEWALHTH	OP0000015		8' Sidewalls	112	Standard
EXTWALLS	OP0000011		2X6 Sidewalls 16" OC	173	Standard
INTWALL	OP0000169		2X4 Interior Walls	1	Standard
MWALL	OP0000031		Mate Line Thermal Gasket	1	Standard
OTHER	OP0000549		Attic Access	1	Standard
Exterior					
SHINGLES	OP0000036	SELECT VARIANT	Architectural Shingles	56	Standard
SIDING	OP0000039	SELECT VARIANT	LP Lap Siding	173	6,228.00
FASCIA	OP0000029	SELECT VARIANT	LP Smart Fascia	1	Standard
SOFFIT	OP0000030		Vinyl Soffit	1	Standard
Exterior Doors					
FRONTDOOR	OP0000034		Door 9 Light Front	1	275.00
REARDOOR	OP0000035		36X80 Fiberglass Door	1	Standard

Feature	Option	Variant	Description	Quantity	Ext. Price
Windows					
KITCHEN	OP0000107		30X36 Kitchen Window	1	Standard
EXTERIOR	OP0000037		Low-E Windows (G3)	1	Standard
Interior					
SHELVES	OP0000106		Residential Closet Shelving	1	Standard
BASEMLDG	OP0000047		3 1/4" Flat Base Moulding	1	Standard
CRWNMOLDNG	OP0000046		3 1/4" Flat Crown Moulding	1	Standard
TRIM	OP0000195		3 1/4" Flat Moulding Door/Win	1	Standard
Drywall					
INTERIOR	OP0000052	Delicate White	Standard Paint Color	1	Standard
THROUGHOUT	OP0000044		Orange Peel Drywall Finish	1	Standard
OTHER	OP0000053		Square Drywall Corners	1	Standard
Interior Doors					
DOORS	OP0000045		3 Panel Interior Doors	1	Standard
LOCKSET	OP0000196		Black Lever Handles	1	Standard
Floor Covering					
KITCHEN	OP0000302	SELECT VARIANT	Kitchen - Elements	1	Standard
UTILITY	OP0000303	SELECT VARIANT	Utility - Elements	1	Standard
LIVINGROOM	OP0000305	SELECT VARIANT	Living Room - Elements	1	Standard
BATH1	OP0000308	SELECT VARIANT	Primary Bath - Elements	1	Standard
BATH2	OP0000309	SELECT VARIANT	Bath #2 - Elements	1	Standard
BEDRM 1	OP0000306	SELECT VARIANT	Primary Bedroom - 18oz Carpet	1	Standard
WALKINCLST	OP0000307	SELECT VARIANT	walk-in Closet - 18oz Carpet	1	Standard
BEDRM 2	OP0000310	SELECT VARIANT	Bedroom #2 - 18oz Carpet	1	Standard
Electrical					
MAINPANEL	OP0000079		200 Amp Panel Box 40/40	1	Standard
STDLIGHTS	OP0000080		Can Lights Per Print	1	Standard
CEILINGLT	OP0000077		(4) Can Lights In Primary Bed	1	Standard
CEILINGLT	OP0000197		(4) Can Lights In Living Room	1	Standard
CEILINGOTH	OP0000075		Can Lights Over Kit Island	1	Standard
VANITYLT	OP0000076		Can Lights Above Each Vanity	1	Standard
RECEPTSW	OP0000078		Nail On Electrical Boxes	1	Standard
EXT LIGHTS	OP0000551		Exterior Down Facing Light	1	Standard
EXTERIOR	OP0000173		(2) Std Exterior GFI	1	Standard
Appliances					
RANGE	OP0000101		SS 30" Smooth Top Range	1	350.00
REFER	OP0000100		SS 22CF SxS Refrigerator	1	Standard
ICEMAKER	OP0000199		Ice Maker Water Hookup	1	Standard
RNGHOOD	OP0000103		Vented Range Hood - 30" Black	1	Standard
Cabinet					
CABINETDR	OP0000057		Shaker Cabinet Doors	1	Standard
HARDWARE	OP0000074		Black Cabinet Pulls	1	Standard


Feature	Option	Variant	Description	Quantity	Ext. Price
Cabinet Continued ...					
OTHER	OP0000060		Center Shelf In Base Cabinet	1	Standard
Kitchen					
CABINET	OP0000198	SELECT VARIANT	Drawer Over Door Wood Cabinets	1	Standard
CABOVHD	OP0000061		42" Overhead Cabinets	1	Standard
CTRTOP	OP0000051	SELECT VARIANT	Laminate Countertops	1	Standard
EDGE	OP0000166		Laminate C-Top Edge	1	Standard
BCKSPL	OP0000167	SELECT VARIANT	Ceramic Backsplash 6"	1	Standard
SINK	OP0000054		8" Double Bowl Stainless Sink	1	Standard
FAUCET	OP0000055		Single Lever Black Kit Faucet	1	Standard
Primary Bath					
CABINET	OP0000056	SELECT VARIANT	Wood Cabinets Per Print	1	Standard
CTRTOP	OP0000051	SELECT VARIANT	Laminate Countertops	1	Standard
EDGE	OP0000166		Laminate C-Top Edge	1	Standard
BCKSPL	OP0000167	SELECT VARIANT	Ceramic Backsplash 6"	1	Standard
SINK	OP0000087		Oval China Sink	1	Standard
SINKFAUCET	OP0000200		Single Lever Black Faucet(s)	1	Standard
SHOWER	OP0000088	SELECT VARIANT	42X60 Palisade Shower	1	Standard
<i>Includes Teak Seat, Black Soap Dish, Black Rainfall Shower Head & LED Can Light</i>					
SHWRDOOR	OP0000201		Black Shower Door (Slider)	1	Standard
TOILET	OP0000082		Elongated Commode	1	Standard
MIRRORTRIM	OP0000109		Black Framed Mirror	1	Standard
OTHER	OP0000219		Towel Bar and Tissue Holder	1	Standard
Second Bath					
CABINET	OP0000056	SELECT VARIANT	Wood Cabinets Per Print	1	Standard
CTRTOP	OP0000051	SELECT VARIANT	Laminate Countertops	1	Standard
EDGE	OP0000166		Laminate C-Top Edge	1	Standard
BCKSPL	OP0000167	SELECT VARIANT	Ceramic Backsplash 6"	1	Standard
SINK	OP0000087		Oval China Sink	1	Standard
SINKFAUCET	OP0000200		Single Lever Black Faucet(s)	1	Standard
TUB	OP0000089		60" Tub/Shower	1	Standard
TOILET	OP0000082		Elongated Commode	1	Standard
MIRRORTRIM	OP0000109		Black Framed Mirror	1	Standard
OTHER	OP0000219		Towel Bar and Tissue Holder	1	Standard
Utility Room					
OTHER	OP0000202		Prep for Elec Washer and Dryer	1	Standard
Plumbing/Heating					
DUCTSYS	OP0000018		Perimeter Floor Ducts	1	Standard
FURNACE	OP0000081		Electric Furnace	1	Standard
WH	OP0000086		40 Gal Electric Water Heater	1	Standard
SHUTOFF	OP0000083		Whole House Water Shut-Off	1	Standard
SHUTOFFS	OP0000085		Water Shut-Offs T/O	1	Standard
HOSEBIB	OP0000172		(2) Std Hose Bibs	1	Standard

Feature	Option	Variant	Description	Quantity	Ext. Price
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Plumbing/Heating Continued ...

THERMOSTAT	OP0000157		Smart Thermostat (Carrier)	1	Standard
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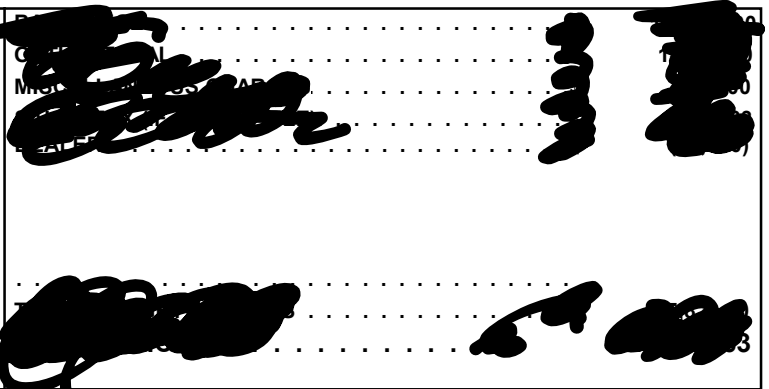
MISCELLANEOUS CHARGES

CARRIER OPT	OP001558		MOD CARRIER DEPOSIT	2	
DUES	OP001728		MHI Dues	1	
DUES12	OP0000174		MOD Seal	2	
INFLATION	CH004070		Inflation Surcharge Plan	1	

This home is subject to an Inflation Surcharge Plan (ISP) at the time of invoicing. The quoted amount will be adjusted to cover price increases that have occurred due to inflation between the time of order and the release date of that order (8 weeks prior to production), with the amount of the Inflation Surcharge not to exceed 5% of the quoted base price.

CHAMPION 7 WAR	OP00150		CHAMPION 7 WARRANTY	1	0.00
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Feature	Option	Variant	Description	Quantity	Ext. Price
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<p>Requested By: Keith Courlas</p> <p>It is the retailer's responsibility to verify the options and the pricing of the home.</p> <p>Champion Home Builders, Inc. reserves the right to make changes at anytime in prices and specifications without notice and/or obligation.</p> <p>SIGNED X _____</p> <p>DATE _____</p>	
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Modified Date: 04/16/26 Date/Time Printed: 04/16/26 10:05 AM Modified By: OMARIN

Commissioner Ryan moved adoption
of the following Resolution:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EAGLE, STATE OF COLORADO**

RESOLUTION NO. 2015 - 017

**APPROVAL OF AN AMENDMENT
TO THE TWO RIVERS ESTATES AND TWO RIVERS VILLAGE PLANNED UNIT
DEVELOPMENT GUIDE FOR THE SOLE PURPOSE OF AMENDING THE USES IN
THE PLANNED UNIT DEVELOPMENT GUIDE**

FILE NO. PDA - 4831

WHEREAS, on or about April 22, 2014, the County of Eagle, State of Colorado, accepted for filing an application (File No. PDA-4831) submitted by the Two Rivers Properties, LLC (hereinafter the "Applicant") for approval of a Planned Unit Development Amendment (hereinafter the "PUD Amendment") to the Two Rivers Estates and Two Rivers Village Planned Unit Development (the "PUD"); and

WHEREAS, the PUD Amendment will amend the existing Two Rivers Estates and Two Rivers Village Planned Unit Development Guide document (hereinafter the "PUD Guide"), previously approved on February 17, 2009 (Resolution No. 2009-064), for the sole purpose of amending the uses of Parcel D and Parcel M in the PUD. The remainder of the PUD Guide shall not change and shall remain in full force and effect; and

WHEREAS, the Applicant is proposing to expand the uses on Parcel D, located at 62 Colorado River Road in Dotsero, Colorado and on Parcel M, located at 2855 I-70 Frontage Road N, in Dotsero, Colorado in conjunction with associated Planning File No. AFP-4830; and

WHEREAS, notice of the proposed PUD Amendment was mailed to all owners of property located within and adjacent to the PUD and was duly published in a newspaper of general circulation throughout the County concerning the subject matter of the application and setting forth the dates and times of hearings for consideration of the applications by the Eagle County Planning Commission (hereinafter the "Planning Commission") and the Board of County Commissioners of the County of Eagle (hereinafter the "Board"); and

WHEREAS, at public hearings held on December 3, 2014, and January 7, 2015, the Planning Commission, based upon its findings, recommended **Approval** of the proposed PUD Amendment; and

WHEREAS, at a public hearing held on February 3, 2015, the Board considered the proposed PUD Amendment.

NOW, THEREFORE, based on the evidence, testimony, exhibits, and study of the Comprehensive Plan for the unincorporated areas of Eagle County, comments of the Eagle County Planning Department, comments of public officials and agencies, the recommendation of the Planning Commission, and comments from all interested parties, the Board finds as follows:

1. That proper publication and public notice **WAS** provided as required by law for the hearings before the Planning Commission and the Board.
2. As required by the *Eagle County Land Use Regulations* Section 5-240.F.3.e. Standards for the review of a PUD Amendment:
 - (1) **Unified ownership or control.** The title to all land that is part of this PUD **IS** owned or controlled by one (1) person and/or entity.
 - (2) **Uses.** The uses that may be developed in the PUD approved in the original PUD approval by the Board of County Commissioners of Eagle County and approved by this PUD Amendment, **ARE** consistent with uses that are allowed, allowed as a special use or allowed as a limited use in Table 3-300, "Residential, Agricultural and Resource Zone Districts Use Schedule", or Table 3-320, "Commercial and Industrial Zone Districts Use Schedule", for the zone district designation in effect for the property at the time of the application for PUD.
 - (3) **Dimensional Limitations.** The dimensional limitations that shall apply to the PUD Amendment **ARE** as specified in the Amended and Restated PUD Guide.
 - (4) **Off-Street Parking and Loading.** Off-street parking and loading provided in the PUD **WILL NOT** be altered by this PUD Amendment.
 - (5) **Landscaping.** It **HAS** been demonstrated that landscaping provided in the PUD **WILL NOT** be altered by this PUD Amendment.
 - (6) **Signs.** The sign standards applicable to the PUD Amendment **ARE** in accordance with Article 4, Division 3, Sign Regulations.
 - (7) **Adequate Facilities.** It **HAS BEEN** demonstrated that the development proposed in this PUD Amendment **WILL** be provided adequate facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads and **WILL** be conveniently located in relation to schools, police and fire protection, and emergency medical services.
 - (8) **Improvements.** This PUD Amendment **WILL NOT** alter the applicable improvements standards for the PUD for safe, efficient access, logical and

convenient internal pathways, unhindered emergency vehicle access, smooth vehicular and pedestrian circulation, and sufficient snow storage.

- (9) **Compatibility with Surrounding Land Uses.** All aspects of the development proposed within this PUD Amendment **ARE** compatible with the character of surrounding land uses.
 - (10) **Consistent with Comprehensive Plan.** This PUD Amendment **IS** consistent with all stated purposes, goals, objectives and policies of applicable master plans.
 - (11) **Phasing.** This PUD Amendment **WILL NOT** alter phasing plans for the development.
 - (12) **Common Recreation and Open Space.** The common recreation and open space standards with respect to: (a) Minimum area; (b) Improvements required; (c) Continuing use and maintenance; or (d) Organization **WILL NOT** be altered by this proposed PUD Amendment.
 - (13) **Natural Resource Protection.** This PUD Amendment **WILL NOT** alter compliance with Article 4, Division 4, Natural Resource Protection Standards, Eagle County Land Use Regulations.
3. As required by the *Eagle County Land Use Regulations* Section 5-240.F.3.m Amendment to Preliminary Plan for PUD:
- (a) **Modification.** The modification of this PUD Guide **IS** consistent with the efficient development and preservation of the entire Planned Unit Development;
 - (b) **Adjacent Properties.** The PUD Amendment **DOES NOT** affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the Planned Unit Development or public interest; and
 - (c) **Benefit.** The PUD Amendment **IS NOT** granted solely to confer a special benefit upon any person.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Eagle, State of Colorado:

THAT, the PUD Amendment amending the **TWO RIVERS ESTATES AND TWO RIVERS VILLAGE PLANNED UNIT DEVELOPMENT GUIDE FOR THE SOLE PURPOSE OF AMENDING THE USES IN THE PLANNED UNIT DEVELOPMENT GUIDE**, described herein and in Eagle County File No. PDA-4831, be and is hereby **approved** with the following conditions:

1. Except as otherwise modified by this development permit, all material representations made by the Applicant in this application and in public meetings shall be adhered to and considered conditions of approval.
2. Applicant shall comply with all site development standards in the most recently adopted Eagle County Land Use Regulation (ECLUR) for any future development of Parcel D.
3. Prior to the commencement of future development on Parcel D, the Applicant shall comply with the latest Colorado Department of Transportation (CDOT) State Highway Access Code and provide a Traffic Impact Study to the County Engineer and the CDOT Access Manager for approval. Study area shall include but not be limited to the Dotsero Roundabout and Colorado River Road segment adjacent to Parcel D.
4. The Applicant is solely responsible for the design and construction of all traffic mitigations derived from the Traffic Impact Study, both on-site and off-site.
5. Prior to commencement of future development on Parcel D, the Applicant shall submit a development plan in conjunction with the Traffic Impact Study.
6. Prior to commencement of future development on Parcel D, the Applicant shall obtain an access permit from CDOT. Should any improvements be required by the CDOT Access Permit, those improvements shall be completed by the Applicant and approved by Eagle County Engineering prior to the completion of the development on Parcel D.
7. Prior to the commencement of future development on Parcel D, the Applicant shall submit a Spill Prevention, Containment and Countermeasures Facility Response Plan, as outlined on the Environmental Protection Agency's website, to limit potential for contaminants from Parcel D to enter groundwater or the Colorado River.
8. Gypsum Fire Protection District (GFPD) shall work with CDOT to amend the existing access permit to accommodate allowable uses on Parcel M. This amendment shall be approved by CDOT prior to the commencement of any new uses on Parcel M.

THAT, the Board of County Commissioners directs the Community Development Department to provide a copy of this Resolution to the Applicant.

THAT, the Board further finds, determines and declares that this Resolution is necessary for the health, safety and welfare of the inhabitants of the County of Eagle, State of Colorado.

MOVED, READ AND ADOPTED by the Board of County Commissioners of the County of Eagle, State of Colorado, at its regular meeting held this ____ day of April, 2015, *nunc pro tunc* the 3rd day of February, 2015.

COUNTY OF EAGLE, STATE OF COLORADO,
By and Through Its BOARD OF COUNTY
COMMISSIONERS



ATTEST:

BY:

Teak J. Simonton
Teak J. Simonton
Clerk to the Board of
County Commissioners

By:

Kathy Chandler-Henry
Kathy Chandler-Henry, Chairman

By:

Jeanne McQueeney
Jeanne McQueeney, Commissioner

By:

Jillian H. Ryan
Jillian H. Ryan, Commissioner

Commissioner Jeanne McQueeney seconded adoption of the foregoing resolution. The roll having been called, the vote was as follows:

Commissioner Kathy Chandler-Henry ay
Commissioner Jeanne McQueeney ay
Commissioner Jillian H. Ryan ay

This Resolution passed by 3/0 vote of the Board of County Commissioner of the County of Eagle, State of Colorado.

Exhibit A
TWO RIVERS VILLAGE
And
TWO RIVERS ESTATES
February 17, 2009
Revised
February 3, 2015

Planned Unit Development Guide

PURPOSE

To provide a residential village with single-family housing, duplexes, apartments, condominiums/townhouses, related commercial uses and recreational amenities.

USES BY RIGHT – in all Residential Districts

1. Day Care Home
2. Home Occupation
3. Park, Open Space or Greenbelt
4. Utility Distribution Facilities

USES BY RIGHT – in all Commercial Districts

1. Parks, Open Space or Greenbelts
2. Utility Distribution Facilities

The definitions for each term listed above shall be per Article 2 of the Eagle County Land Use Regulations. Any land uses that arise that are Special or Limited uses as defined in Table 3-300 of the Eagle County Land Use Regulations for the RMF, RSM or RR Zone Districts, whichever represents the closest density for the area of the PUD in which the use is requested, must first be approved by a majority of the Board of Directors of the Two Rivers Village Home Owners Association and approved by Eagle County by the following procedures for a Special or Limited Use in the Eagle County Regulations.

TEMPORARY USES – During construction, recreational vehicles (RV) may occupy site. For two years after completion of construction, all blocks may be used as RV sites. During construction, Blocks 1 to 5 may have a haul road across these blocks for filling and raising of the property.

PUD DISTRICTS NORTH OF I-70

Parcels B-1: Storage Site

For outside and inside storage including but not limited to recreational vehicles, automobiles, snowmobiles, etc.

Setbacks of Buildings:

Front	25 feet
Side	10 feet
Rear	20 feet

Building Height: 35 feet to mid-point of roof

Maximum Lot Coverage:

Buildings:	25% of net developable land
Impervious materials:	90% of net developable land

Maximum Floor Area Ratio:

0.50:1.1 of net developable land

Parcels B-2: Storage Site

For outside and inside storage including but not limited to recreational vehicles, automobiles, snowmobiles, etc.

Setbacks of Buildings:

Front	25 feet
Side	10 feet
Rear	20 feet

Building Height: 35 feet to mid-point of roof

Maximum Lot Coverage:

Buildings:	25% of net developable land
Impervious materials:	90% of net developable land

Maximum Floor Area Ratio:

0.50:1.1 of net developable land

Parcel C: **Lot 1 – Residential/Commercial/Well Site**

- I. One Single-family Residence and all accessory buildings for residential uses.
- II. Maintenance, Sale and Storage Facility for Nursery and Metropolitan District – including any accessory buildings for these purposes.
- III. Well Fields and Water Treatment Facility – including accessory buildings for these purposes. (No required setback for well heads and accessory structures).

Minimum Setbacks:

Front	25 feet
Side	10 feet
Rear	50 feet

Building Height: 35 feet to mid-point of roof

Maximum Lot Coverage:

Buildings:	50% of net developable land
Impervious materials:	50% of net developable land

Maximum Floor Area Ratio:

0.50:1.0 of net developable land

- NOTE:
- (a) No secondary or accessory dwelling unit shall be allowed.
 - (b) All herbicides, pesticides and/or other hazardous chemicals to be stored on site shall be stored in such a manner, and with such safety measures, as to preclude any spillage, leakage and/or other such potential sources of ground, water, or air contamination.
 - (c) No herbicides, pesticides and/or other hazardous chemicals shall be applied to nursery stock in such a way as to potentially contaminate the well fields.
 - (d) There shall be no disposal of herbicides, pesticides and/or other hazardous chemicals on the site.

Lot 2- Residential/Storage

- I. One Single-family Residence and all accessory uses and buildings for residential uses.
- II. Storage Site for inside and outside storage of materials, recreational vehicles, automobiles and other related items.

Setbacks:

Front	25 feet
Side	12.5 feet
Colorado River	50 feet from mean high water mark

Building Height: 35 feet to mid-point of roof

Maximum Lot Coverage:

Buildings:	25% of net developable land
Impervious materials:	50% of net developable land

Maximum Floor Area Ratio:

0.50:1.0 of net developable land

NOTE:

- (a) No secondary or accessory dwelling unit shall be allowed.
- (b) Outside storage shall be fenced and screened pursuant to the definition of "Contractor's Storage Yard" in the Eagle County Land Use Regulations and gates and/or other such safety measures shall be taken to preclude unauthorized entry into the area.
- (c) Outside storage of materials, recreational vehicles, automobiles and other related items, shall at all times be neat and orderly, and shall not exceed in quantity the reasonable capacity of land. Storage of the following shall not be allowed; auto and vehicular parts, salvage and/or derelict vehicles.
- (d) Outside storage of materials, recreational vehicles, automobiles and other related items shall not constitute a "Junk Yard" as defined in the Eagle County Land Use Regulations; nor shall it otherwise constitute a nuisance to the people of Eagle County.

Parcel D:

Retail, Plant Nursery and Single-Family Dwelling (including sale of material and all accessory buildings for this purpose)

Uses by Right:

- A. Retail, Plant, Nursery and Single-Family Dwelling; (including sale of material and all accessory buildings for this purpose)
- B. Truck and Automotive Services;
- C. Fuel Sales and Delivery;
- D. Transportation Services;
- E. Automobile and Equipment Storage and Parking;
- F. Emergency Vehicle Parking;
- G. Temporary Vehicle Storage-30 day limit;
- H. Boating, Fishing and Hunting Supplies & Services;
- I. Restaurant with Drive thru and/or Carry out Service;
- J. Food and Supply Delivery;
- K. Offices;
- L. Retail and Wholesale Facilities;
- M. Farmers Market and/or Flea Market;
- N. Lodging;

NOTES:

(a) The weight, height and width of a vehicle shall comply with the legal vehicle dimensions, weight and width as it complies with CDOT FYI 1- CDOT FYI 2 and CDOT FYI 3 and distributed by the Colorado Motor Carrier Services.

Setbacks:

Front	25 feet
Side	12.5 feet
Rear	20 feet

Existing buildings to remain in setbacks

Building Height: 35 feet to mid-point of roof

Maximum Lot Coverage:

Buildings:	50% of net developable land
Impervious materials:	75% of net developable land

Maximum Floor Area Ratio:

0.60:1.0 of net developable land

Parcel E-1: **Open Space, Road Access, Drainage, Utility Easements, Emergency Services Training**

Parcel E-2: **Open Space, Road Access, Drainage and Utility Easements**

Parcel I: **Water Tank and All Related Uses**

Parcel J: **Open Space, Drainage, Utilities and Access Easements**

Parcel M: **Fire Station and All Related Uses, and other allowed uses,**

Uses by Right:

- A. Fire Station and all related uses.
- B. Storage site for inside and outside storage of materials, recreational vehicles, automobiles and other related items.

- C. Temporary buildings and props for the use of firefighting training for a maximum duration of 6 months.
- D. The Fire District may use property as rental location for storage and operations for other contractors of the State, County, or other Public Utility, Telecomm, or other Governments for the betterment of the people of Eagle County as approved by the Fire Board on a temporary 180 day maximum duration per occurrence.

Minimum Setbacks:

Front	0 feet
Side	10 feet
Rear	20 feet

Building Height: 40 feet to mid-point of roof. Structures used for firefighting training purposes (e.g. towers) are limited to 60 feet.

Maximum Lot Coverage:

Buildings:	75% of net developable land
Impervious materials:	90% of net developable land

Maximum Floor Area Ratio:

0.50:1.0 of net developable land

NOTES:

- (a) Outside storage shall be fenced and screened from public view by a suitable earth berm in pursuant to the Eagle County Land Use Regulations and/or other such safety measures shall be taken to preclude unauthorized entry into the area.
- (b) Outside storage of materials, recreational vehicles, automobiles, and other related items, shall be at all times neat and orderly, and shall not exceed in the quantity of reasonable capacity of the land. Storage of the following shall not be allowed: parts, salvage or derelict vehicles unless used as a temporary fire training prop.
- (c) Outside storage of materials, recreational vehicles, automobiles, and other related items, shall not constitute a "Junk Yard" as defined in the Eagle County Land Use Regulations; nor shall it otherwise constitute a nuisance to the people of Eagle County.

Single-Family Lots: North of I-70

Five lots with accessory uses and enclosures compatible with the residential units

Setbacks:

Front	25 feet
Side	12.5 feet

Rear 20 feet

Building Height: 35 feet to mid-point of roof

Maximum Lot Coverage:

Buildings: 25% of net developable land

All Impervious materials: 45% of net developable land;

Maximum Floor Area Ratio:

0.60:1.0 of net developable land.

PUD DISTRICTS SOUTH OF I-70

Blocks 1-10: Single-Family and Duplex Residential Lots (to a maximum of 280 lots) and accessory uses plus all accessory uses and buildings for residential use.

Adjoining lots have the option to have a duplex placed on the two lots where both lots are owned by the same individual or company at the time the residences are placed on the two lots.

Lot 25, Block 3 will have a lift station located on the lot or a designated separate lot.

Minimum Lot Sizes:

The minimum lot size shall be 3,049 square feet (0.070 acre) feet except that Lot 29, Block 5 may be 2985 square feet, Lot 30, Block 5 may be 2,874 square feet, Lot 31, Block 5 may be 2,942 square feet, and Lot 32, Block 5 may be 3,011 square feet.

Sets for Stand Alone Residential Units:

Front yard	5 feet
Side yard	10 feet
Rear yard	10 feet
From I-70	25 feet
From Colorado River Road	25 feet
From Colorado River	50 feet

NOTE: Storage sheds as defined in the PUD Guide may be located in side and rear setbacks.

Setbacks for Garages:

Front	5 feet
Side of carport	1 feet
Side for enclosed garage	3 feet
Rear	10 feet

All impervious materials: 45% of net developable land;

Maximum Floor Area Ratio:

0.60:1.0 of net developable land.

PUD DISTRICTS SOUTH OF I-70

Blocks 1-10: Single-Family and Duplex Residential Lots (to a maximum of 280 lots) and accessory uses plus all accessory uses and buildings for residential use.

Adjoining lots have the option to have a duplex placed on the two lots where both lots are owned by the same individual or company at the time the residences are placed on the two lots.

Lot 25, Block 3 will have a lift station located on the lot or a designated separate lot.

Minimum Lot Sizes:

The minimum lot size shall be 3,049 square feet (0.070 acre) feet except that Lot 29, Block 5 may be 2,985 square feet, Lot 30, Block 5 may be 2,874 square feet, Lot 31, Block 5 may be 2,892 square feet, and Lot 32, Block 5 may be 3,011 square feet.

Setbacks for Stand Alone Residential Units:

Front yard	5 feet
Side yard	10 feet
Rear yard	10 feet
From I-70	25 feet
From Colorado River Road	25 feet
From Colorado River	50 feet

NOTE: Storage sheds as defined in this PUD Guide may be located in side and rear setbacks.

Setbacks for Garages:

Front	5 feet
Side of carport	1 feet
Side for enclosed garage	3 feet
Rear	10 feet

Setbacks for Duplex Units:

Front	5 feet
Common side yard	0 feet
Usable side yard	10 feet
Rear yard	10 feet
From I-70	25 feet
From Colorado River Road	25 feet
From Colorado River	50 feet

Setbacks for Duplex Garages:

Front	5 feet
Common side yard	0 feet
Usable side yard of carport	1 foot
Usable side yard of garage	3 feet
Rear Yard	10 feet

Building Height:

35 feet to mid point of roof.

Maximum Lot Coverage:

Buildings: 60% of net developable land; Includes residence, garage, and carport.

All impervious material: 75% of net developable land; includes driveway, decks, walkways and patios.

Maximum Floor Area Ratio:

0.80:1.0 of net developable land.

Lots 25, 19 and 24, Block 3, Two Rivers Village.

- (1) Use of Lot 25, exclusive of any sewer lift station, shall be reserved for child care facilities for a period of twelve months following the occupancy of 218 units (residential lots) in Two Rivers Village, exclusive of condominiums and/or apartments in the "Village Center".
- (2) Lots 19 and 24 shall be reserved for expansion of child care facilities for a period of twenty-four months following occupancy of 218 units (residential lots) in Two Rivers Village, exclusive of condominiums and/or apartments in the "Village Center."

NOTE: During construction, all blocks and lots will be overlotted graded and a haul road will cross Blocks 1 through 5.

Block 11: Lots 1-4: Residential, Commercial And Mixed Use

- A. Gas station and car wash
- B. Convenience store
- C. Restaurant/Bar
- D. Commercial including retail and personal service establishments
- E. Liquor store
- F. Fishing camp and all associated amenities
- G. Laundry facilities
- H. Daycare facilities
- I. Professional offices
- J. Medical and dental clinics
- K. Condominiums/Apartments/Townhomes (maximum 160 units in conjunction with Lot 6).
- L. Commercial to a maximum of 20,000 sq.ft., exclusive of restrooms, hallways and storage areas.
- M. Individual garages for lease or sale.
NOTE: (1) Garages are solely for the use of residents of the commercial/residential ("Village Center") area, and must be used primarily for the storage of their personal, operating, vehicles; (2) Use of the garage for any other storage purpose shall clearly be incidental to that of its primary use; and (3) garages shall not be used as "mini storage" units.
- N. Post Office
- O. Educational Facility
- P. Church

Setbacks:

Front to edge of building:	5 feet
Front to edge of canopies or balconies:	1 foot
Side	0 feet to a one-hour separation 5 feet between buildings
Rear	0 feet

Building height: 35 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 80% of net developable land;

All impervious materials: 90% of net developable land;

Maximum Floor Area Ratio:

2.5:1.0 of net developable land.

Block 11: Lot 5: Community Building/Swimming Pool

Uses include recreational amenities, management offices, Metropolitan District offices, day care, meeting rooms, and other associated uses.

Setbacks:

Front	0 feet
Side	0 feet to a one-hour separation 5 feet between building walls
Rear	15 feet from lakes

Building Height: 35 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 50% of net developable land;

All impervious materials: 80% of net developable land;

Maximum Floor Area Ratio:

1.01:1.0 of net developable land.

Block 11: Lot 6: Condominiums/Apartments/ Townhomes and Limited Commercial (to a maximum of 160 units in conjunction with Lots 1 to 4).

- A. Restaurant
- B. Laundry Facility
- C. Management Offices
- D. Retail shop
- E. Garages for lease or sale

Setbacks:

Lake	15 feet
Between buildings	10 feet
Colorado River	50 feet

Building Height: 40 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 70% of net developable land;

All impervious materials: 90% of net developable land;

Maximum Floor Area Ratio:

1.5:1.0 of net developable land

Block 11: Lot 7: Church/Multi-purpose/Daycare

This lot shall remain in perpetuity as a church/multi-purpose/daycare lot. The Definition of "multi-purpose" use shall be for any religious, social, or community function.

Setbacks:

Front	0 feet
Side	5 feet
Rear	0 feet

Building Height: 35 feet to mid point of roof

Maximum Lot Coverage:

Buildings: 80% of net developable land;

All impervious materials: 90% of net developable land;

Maximum Floor Area Ratio:

2:5:1:0 of net developable land

Parcel G: Recreational Uses, Open Space, Utility Easements, and Road Access Plus Accessory Uses or Building for Support of The Listed Uses

Parcel H: Sewage Treatment Facility, Open Space, Recreation, and Metropolitan District Offices

Maximum Lot Coverage:

Buildings: 50% of net developable land;

All impervious materials: 75% of net developable land;

Maximum Floor Area Ratio:

0.80:1.0 of net developable land.

Minimum Setbacks:

Front Yard	10 feet from property line.
Side Yard	20 feet from Crappie Lake or mean high water mark of Colorado River.
Rear Yard	10 feet from wetlands or property line, whichever is greater.

AMENDMENTS TO COMMON LOT LINES ON DUPLEX UNITS - Amendments may occur upon approval of one of the following two processes:

- a. Administrative Process for Adjusting a Common Lot Line on Duplex Lots – If it has been demonstrated that (1) owners of all property adjacent to the lots in which the common lot line adjustment is being proposed have approved in writing the proposed Lot Line Adjustment, such an application may be processed in accordance with Section 5-290, Minor Subdivision, of the Land Use Regulations, as a Type B Subdivision. In addition to other standards provided in Section 5-290, the Director of Community Development shall also be required to determine that the proposed amendment (a) will not result in a substantial change in the configuration of the lots; (b) is consistent with the PUD Preliminary Plan; and (c) does not represent an alteration of a restrictive plat note,
- b. Public Process for Adjusting a Common Lot Line on Duplex Lots – An application for an adjustment of a common lot line on duplex lots which does not qualify for the Administrative Process shall be processed in accordance with Section 5-290, Minor Subdivision, of the Land Use Regulations, as an Amended Final Plat. In addition to other standards provided in Section 5-290, the Director of Community Development shall also be required to determine that the proposed amendment (a) will not result in a substantial change in the configuration of the lots; (b) is consistent with the PUD Preliminary Plan; and (c) does not represent an alteration of a restrictive plat note.

SIGNAGE

- I. VILLAGE IDENTIFICATION SIGN - 32 square feet and not higher than 8 feet.
- II. COMMERCIAL - 32 square feet for gas station and 32 square feet for convenience store.

Block 11, Lot 1 shall be 64 square feet each side for gas station / convenience store,

illuminated to a maximum of 25 feet high.

Block 11, Lots 2, 3, and 4 shall be 16 square feet per use, restaurant 32 square feet.

III. COMMUNITY BUILDINGS - 32 square feet.

IV. RESIDENTIAL - Building identification signs for condominiums/apartments to a maximum of 32 square feet..

V. NURSERY - 32 square feet plus existing sign.

VI. FIRE STATION - 32 square feet on or in front of building.

VII. STORAGE FACILITY - 32 square feet.

VIII. SCHOOL - 32 square feet, one sided, maximum 6 feet high.

All signs shall be in earth tones or white with black lettering except for signs with national logos. No signs may revolve or flash. Eagle County Land Use Regulations, Division 4-3, Sign Regulations, shall further regulate signs not listed above.

LIGHTING

Light standards in the multi-family and commercial shall be maximum of 15 feet high with down light.

Parks and walkways around the lakes shall have maximum 10-foot light standards with down light.

Single-family residences north of I-70 shall have maximum eight feet for light standards with down lights.

ARCHITECTURAL

Manufactured housing units will have hip or gabled roofs with a minimum of 3 in 12 roof pitch. Out buildings, carports, and garages may have a 2.0 in 12 roof pitch. Roofing materials may be wood, asphalt, or non-reflective metal. No metal siding will be allowed. All units shall be reviewed and approved by the Village management prior to installation in the Village. Colors shall be approved by Management.

Commercial and residential buildings shall be a mix of heavy timber, stone, wood and stucco exterior finish. Roofing materials may be asphalt, wood, or non-reflective metal.

The five single-family lots shall have wood, asphalt, or non-reflective metal roofing. All colors to be earth tones.

LANDSCAPING

Single-family housing units south of I-70 shall have a minimum of two trees with minimum two-inch caliper and five bushes with a minimum five-gallon container.

Single-family housing units north of I-70 shall have a minimum of three trees with minimum two-inch caliper and five bushes with a minimum five-gallon container.

A Landscaping Plan that meets the Landscaping Design Standards and Materials requirements of the Eagle County Land Use Regulations in effect at the time shall be submitted with the first Building Permit Application for each of the following: school site, fire station site, storage unit site, any other site north or south of I-70 except as otherwise set forth in this document. Preliminary Plan Landscaping Plans for buffering south of I-70, and for the "Village Center" shall be considered as the landscaping plans for these areas.

PARKING

Two (2) cars per single-family lot in Blocks 1 through 10. Maximum of three (3) vehicles per site.

Two and one-half (2 ½) spaces per multi-family unit.

Three (3) parking spaces per 1,000 square feet of commercial exclusive of storage areas, hallways, and restrooms.

Commercial and multi-family parking shall share common parking areas.

Three (3) parking spaces per single-family residential unit north of I-70.

STORAGE SHEDS

A maximum size of 12 feet by 12feet. Sheds may be located in the side and rear setbacks. Sheds may be wood or metal. Colors should match either the residential unit on-site, white or earth-tone colors.

MAINTENANCE OF PROPERTY

Two Rivers Metropolitan District will be responsible per the Service Agreement for maintenance of the complete sewer system and sewer mains, water system and water mains, and road systems. The Two Rivers Village Homeowner's Association is responsible for the operation and maintenance of the community building, landscaping, parks and lakes. The Homeowner's Association may delegate responsibility to the Metro District for maintenance where appropriate.

WILDLIFE MITIGATION AGREEMENT.

The "Wildlife Issues and Proposed Mitigation for the Two Rivers Village PUD, Dotsero, Eagle

County, Colorado" document dated February 1998 shall be fully executed by the Division of Wildlife, Two Rivers Development Co., L.L.C. and William Stephens and Annalies Stephens, and attached to the PUD Guide and recorded as a part of it.

FILL MANAGEMENT.

Given that extensive site disturbance shall take place, in part during occupancy of the site, the following shall apply:

- A. **Truck Hauling Plan.** Truck Hauling Plan shall be in conformance with Colorado Department of Transportation standards.
- B. **Haul Route.** The haul route shall be as shown on the "Fill of Site Phasing" map submitted in the application, to be recorded as a part of any Resolution approving this File PDA-00028. Once residential occupancy occurs, the haul road shall be looped at the site of fill in order to eliminate unnecessary back-up beeps.
- C. **Hours/Days of Operation.** Prior to occupancy of the site, seven day, 24 hour hauling may take place; however, Applicant shall submit to the Eagle County Engineering Department evidence of Colorado Department of Transportation approval of any night lighting that may be required at or near the I-70 interchanges. Once ten (10) lots are occupied, hours of the floodplain fill operation shall be 7:00 am to 7:00 pm Monday through Friday, and 8:00 am to 5:00 pm on Saturday. No filling shall take place on Sunday.
- D. **Dust Suppression.** The following dust suppression measures shall be taken:
 - (1) All material shall be placed and compacted as soon as possible;
 - (2) No fill material stockpiling shall occur;
 - (3) Topsoil stockpiles will have no slopes greater than 2:1, and if left undisturbed for more than six months they shall be revegetated with a seed mix approved by the C.S.U. Extension Service or the Natural Resources Conservation Service, watered sufficiently to retain vegetation, and maintained weed free;
 - (4) When possible, topsoil will be placed at its final location along I-70;
 - (5) Operating water trucks/s shall be on site during operating hours at all times, and regular and sufficient watering for dust suppression shall take place.
 - (6) For site north of I-70 the following shall be added: Mining/excavation shall be a continual cut operation without stockpiling; revegetation shall occur within six months of excavation of all cut areas.
- E. **Division 4-5. Commercial/Industrial Performance Standards.**
 - (1) **Section 4-520. Noise and Vibration:** Once ten (10) lots are occupied: Noise level measurements shall be taken once a month along the wall of the residence nearest the site of fill, and at two or more locations evenly spaced along the haul route. Noise level records shall be kept for the duration of the fill operation demonstrating that noise levels shall not exceed 60 decibels from 7:00 am to 6:00 pm Monday through Friday, nor 55 decibels at any other time.

- (2) Section 4-530. Smoke and Particulate Standards. Eagle County Smoke and Particulate matter Standards shall apply; dust suppression shall be as set forth above.
 - (3) Section 4-540. Heat, Glare, Radiation and Electrical Interference. No dangerous or discomforting degree of heat, glare, radiation, or electrical interference shall affect occupied lots.
 - (4) Section 4-550. Storage of Hazardous and Non-Hazardous Materials. No hazardous materials will be stored on site; no other materials or wastes shall be stockpiled, deposited, or otherwise placed on the property in such form or manner that they may be transferred off by natural causes or forces. Once construction is complete, any outdoor storage of materials will be screened pursuant to a final design of fences or walls submitted to and approved by the Eagle County Community Development Department.
- F. Fencing/Safety Measures. A signage plan shall be submitted to the Eagle County Community Development Department prior to commencement of construction on the site. Once ten (10) lots are occupied, fencing and other site safety mitigation techniques as may be necessary to protect site residents, particularly children, shall be employed throughout the balance of the operation.
 - G. Weed Control. Weed control shall, at all times, be exercised on the property as required by the Eagle County Weed Management Plan per the Colorado Weed Management Act. Weed control inspection access and enforcement shall, in addition to normal enforcement authority, be granted to the Weed Management Coordinator. The period of active weed control for those portions of the property not otherwise sold to individual lot owners shall extend for two growing seasons after completion of the fill of the site.
 - H. Storage. No inoperative vehicles, junk, trash, mining and/or construction equipment, materials or stockpiles not directly related to the fill operation shall be allowed to remain on the property. Storage of equipment and/or stockpiling of materials not directly associated with the fill operation shall be prohibited.

CONSTRUCTION WORKER RV SITE.

Given that live-in, on-site construction worker RV parking is proposed during construction of the site and potentially for two years thereafter, at a minimum Applicant shall:

- A. Limit the maximum number of RVs allowed at any one time to 50.
- B. As approved by the Eagle County Department of Environmental, Health provide and regularly maintain "porta-potties" or other waste disposal system/s in close proximity to the RV Site; or regularly maintain RV self-contained sanitation systems.
- C. Provide potable water delivery to RVs.
- D. Provide and regularly maintain a solid waste disposal dumpster in close proximity to the RV Site.
- E. Locate RV parking in such a manner that no fill of the site or relocation of the RVs

during construction will be required.

- F. Make changes to the foregoing only with the approval of the Eagle County Department of Environmental Health and the Eagle County Community Development Department.

NOTE: Where this PUD Guide is not specific, Eagle County Land Use Regulations shall apply.

End of Document.

ASSOCIATION LANDSCAPE CONSIDERATIONS IN THE AGE OF WATER RESTRICTIONS

FILED UNDER

[Xeriscaping / Water Conservation](#)

POSTED

May 1, 2026

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With a light snow season this past winter, Colorado is facing historically low snowpack in the high country. Less snowpack means drought conditions and less available irrigation water for landscaping use this summer.

In an effort to conserve water, various municipalities have already imposed watering restrictions. On March 25th the Denver Board of Water Commissioners adopted a resolution limiting customers in single-family residential properties to watering no more than two days per week. Denver is not alone with other Colorado cities such as Aurora, Arvada, Brighton, Broomfield, Golden, Thornton, and many others declaring drought conditions and imposing similar watering restrictions.

These conditions will affect Colorado HOAs in multiple ways. The ability of some homeowners to properly maintain their landscaping may be impacted by watering restrictions. Additionally, associations are likely to see increased architectural review applications from homeowners desiring to install more water friendly landscape designs.

This article outlines some relevant issues for an association's board of directors and design review committee to consider this spring and summer while water shortages and restrictions continue to persist.

Enforcement Issues

Can an association require homeowners to continue to maintain their landscaping during periods in which water restrictions are in place? The short answer is "yes" but the association will also need to act reasonably in light of applicable restrictions.

Specifically, the Colorado Common Interest Ownership Act provides that:

- An association may not levy fines against a homeowner for failure to adequately water their landscaping when water restrictions or guidelines from the local water district or similar entity are in place and the homeowner is watering in compliance with such restrictions or guidelines; and
- The association may require proof from the homeowner that the homeowner is watering the landscaping in a manner that is consistent with the maximum watering permitted by the restrictions or guidelines then in effect.

What this means in practice is that even during times of watering restrictions, homeowners are still required to maintain their landscaping and must water to the extent they are permitted by the applicable restrictions. Homeowners cannot simply neglect their landscaping, stop watering, and allow the landscaping to die. However, the association must also be reasonable and understand that during times of watering restrictions lawns and landscaping may not be as lush and green as in other seasons when watering restrictions are not in place.

Homeowner Xeriscaping

For conservation purposes, Colorado law generally requires associations to allow homeowners to install xeriscaping on their property. For single family detached communities' new laws took effect in 2023 expanding homeowner rights concerning xeriscaping. Specifically, those changes:

- Expanded a homeowner's right to install xeriscaping on property the homeowner is responsible for maintaining, regardless of ownership, including limited common elements, right-of-ways, and tree lawns;
- Required associations to adopt and post on the community website three pre-approved water-wise garden designs that homeowners may install; and
- Placed restrictions on an association's ability to adopt rules regulating xeriscaping such as: (i) prohibiting associations from requiring the use of hardscape on more than 20% of the homeowner's landscaped area; (ii) requiring associations to provide landscape options consisting of at least 80% drought-tolerant plantings; and (iii) requiring associations to allow homeowners to install artificial turf in their backyards. On a related note, associations also cannot require any amount of traditional turf grass (think Kentucky Bluegrass) to be included as a part of the homeowner's landscape design.

Given existing drought conditions, the association's board of directors and design review committee should ensure that they are well versed in current water restrictions affecting the community and the impact of those restrictions on the Association's ability to enforce rules and covenants. As warmer weather approaches, it would be prudent to review the community's existing design guidelines, rules and policies to confirm that they are up to date, comply with current law, contain adequate aesthetic guidelines such as those concerning artificial turf, and appropriately address homeowner xeriscape options.

If your association would like your architectural design guidelines or policies reviewed, please contact one of our attorneys at 303.432.9999 or hoalaw@altitude.law.

POSTED

Friday, May 1st, 2026

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AUTHOR

By [David Closson](#)



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	C	K	L	M	N	O
67	TWO RIVERS HOMEOWNERS ASSOCIATION					
68	Balance Sheet					
69						
70	ASSETS	12/31/25				4/30/26
71	Current Assets:					
72	Bank Account- Operating	75,133				93,142
73	Bank Account- Reserve Savings	8,312				8,316
74	Edward Jones - Reserve Investment Cash Account	6				6
75	Reserve Investment Federated Hermes US Treasuries	141,926				143,167
77	Total Cash in Bank	225,378				244,631
78						
79	Accounts Receivable	12,026				10,367
80	Other Receivables	0				0
81	Collection Costs	0				978
82	Allowance for Doubtful Accounts	(3,840)				(3,840)
84	TOTAL ASSETS	233,563				252,135
85						
86	LIABILITIES & NET ASSETS					
87	Liabilities:					
88	Accounts Payable	42,262				11,093
90	Total Liabilities	42,262				11,093
91						
92	Net Assets					
93	Working Capital Reserve	50,979				51,000
94	Fund Balance	140,322				190,042
96	Total Net Assets	191,301				241,042
97						
98	Total Liabilities & Net Assets	233,563				252,135
99	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.					

	C	K	L	M	N	O	P	Q	R
2	TWO RIVERS HOMEOWNERS ASSOCIATION								
3	STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE								
4	BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED								
5								Printed:	05/09/26
6									
7									
8									
9									
10									
11	Properties	261	261	-	261				261
13	Assessments per Property Per Month	\$ 72.00	\$ 75.00		\$ 75.00				78.00
14					0%				4%
15	Revenues								
16	Total Assessments	225,504	234,900	-	234,900	78,300	78,300	0	244,296
20	Compliance Fines	0	1,000	-	1,000	0	0	0	1,000
21	Late Fees and Other Income	10,253	10,000	-	10,000	3,243	3,333	(90)	10,400
24	Interest Income	2,198	3,060	1,290	4,350	1,272	1,020	252	5,100
25	Title Prep Fees	1,500	1,000	-	1,000	100	333	(233)	1,000
26	DRB Reimbursable		0	-	0		0	0	0
27	Total Revenues	239,455	249,960	1,290	251,250	82,915	82,987	(71)	261,796
28									
29	General and Admin Expenditures								
30	Community Assn Mgmt/Accounting/Admin	36,049	37,590	-	37,590	11,911	12,530	619	39,470
32	Legal	472	1,082	-	1,082	225	541	316	1,114
33	Monthly Assessment Billings	13,836	15,644	-	15,644	4,483	5,215	732	16,113
34	Insurance	2,533	2,609	-	2,609	0	0	0	2,687
36	Bank Fees	0	0	-	0	0	0	0	0
37	Website Maintenance	811	1,000	-	1,000	0	0	0	1,000
38	Office Expenses and Misc.	1,747	1,442	(309)	1,751	725	481	(244)	1,804
39	Bad Debt Allowance Adjustment	0							
41	Metro District Cost Reimbursement	21,023	37,180	-	37,180	0	0	0	39,227
42	Contingency		5,000	-	5,000		0	0	5,000
44	Total General & Admin Expenditures	76,472	101,546	(309)	101,855	17,344	18,766	1,422	106,415
45									
46	Operating Expenditures								
47	Landscaping & Irrigation	107,110	113,400	-	113,400	15,852	15,850	(2)	119,070
48	Weeding & Fertilization Program	15,711	16,183	-	16,183	0	0	0	16,668
49	Repairs and Maintenance	0	5,000	-	5,000	0	0	0	5,000
50	Community Picnic/Events	1,129	2,000	-	2,000	0	0	0	2,000
51	Other Projects	0	10,000	-	10,000	0	0	0	10,000
53	Total Operating Expenses	123,950	146,583	0	146,583	15,852	15,850	(2)	152,738
54									
55	Total Expenditures	200,422	248,129	(309)	248,438	33,196	34,616	1,420	259,153
56									
57	Revenue Over (Under) Expenditures	39,033	1,831	981	2,812	49,720	48,371	1,349	2,643
58									
59	Beginning Fund Balance	101,289	131,118	9,204	140,322	140,322	131,118	9,204	143,135
63									
64	Ending Fund Balance	140,322	132,950	10,185	143,135	190,042	179,489	10,553	145,778
65	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.								