

Elk Springs Subdivision

Mason & Morse Real Estate and Yalonda Long, ABR, CRS, GRI, MRE, the Principal Broker representing the Elk Springs Subdivision are proud to be offering 31 residential custom home-site lots which are carefully sited amongst the 300 year old pinion forest of the 2,200 acre Subdivision. This brochure contains all of the preliminary information that a discerning buyer will require in the information gathering phase of finding the perfect property to build their custom home.

ARCHITECTURAL REVIEW:

Elk Springs provides the opportunity for living in harmony with a uniquely natural environment. Preserving the natural amenities inherent in the pinion and juniper covered slopes; the rolling grassland, the abundant wildlife and the remarkable vistas is the comprehensive goal for all development at Elk Springs Subdivision. The design review process is an integral part of building a custom home at Elk Springs. The Architectural Review Committee consists of Gary McElwee the representative of the developer and a homeowner in the subdivision, two local architects, and two Elk Springs homeowners. Their purpose is to work hand in hand with prospective residents, architects and builders in creating an atmosphere of home and home placement that complements the enjoyment of environment and protection of investment of each and every homeowner in the community and preserves the privacy and pristine beauty of the development.

Minimum Home Square Footage Requirement

1600 square feet of livable surface on the main floor (the garage, decks, and additional impervious surfaces are not considered livable square footage.

FAR Requirements

There are no limitations as long as the home is located entirely within the building envelope.

WATER:

The domestic water source for the Elk Springs Subdivision is the Red Canyon Water Company. There are two storage tanks – 1 (located above Filing 6 which has a capacity of 315,000 gallons, and a second storage tank which has a capacity of 308,000 gallons. Both storage tanks are owned by the Elk Springs Homeowner's Association. Advisement for Installation of Water Booster Pump. Some lots in Filing 6 may require additional water pressure due to their elevation in relationship to the water storage tank. These lots are 1, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, and 19. The Red Canyon Water Company fees shall apply to all lots in Filing 6 as follows:

Standby Fees- \$15.00 monthly or \$90.00 semi-annually
User Fees- \$30.00 monthly or \$180.00 semi-annually

SEWER:

Elk Springs is served by the Spring Valley Sanitation District.

Each homeowner in Filings 6 through 9 must install an E-one sewer system to tie into the sewer lines. Owners of Lots in Filings 6-9 of Elk Springs Subdivision, are advised that upon construction of any home, the District will require the installation of a specified residential grinder pump at each residence, with the exception of Lots 25, 26, and 1 in Filing 6, which are on a gravity sewer line. Such grinder pumps are currently estimated cost approximately \$5,000. Information is available at the site office or through the listing agent. The Spring Valley Sanitation District fees shall apply to all lots in Filing 6 as follows:

Standby Fees- \$7.00 monthly billed quarterly. Once a building permit is obtained, fees are \$27.00 monthly billed quarterly.

TAP FEES:

Tap fees are \$11,250 payable at closing. These fees will cover water and sewer taps: the allocations to each system are show below:

Water tap.....	\$5,700
Sewer tap.....	\$5,520
Total-----	\$11,220

UTILITIES:

The following utilities are available to every lot:

<u>Underground Utilities</u>	<u>Provider</u>
Electric.....	Holy Cross Energy
Natural Gas.....	KN Energy
Telephone.....	Qwest
Cable.....	Satellite Dish
Water.....	Red Canyon Water Company
Sewer.....	Spring Valley Sanitation District
High Speed Wireless Internet.....	Crimson Wireless

FIRE PROTECTION:

The Carbondale and Rural Fire Protection District is the firefighting force that serves Elk Springs Subdivision. Elk Springs has an I.S.O. fire rating of 5, due to the fact our closest fire station is 3 miles away.

OPEN SPACE:

Elk Springs Subdivision is a ranchland and pinion covered mesa perched above the Roaring Fork River Valley. The developer has designated 1,100 acres or 50% of the property to open space. The majority of the lots available in Filing 6 are contiguous to large open space parcels which will ensure your privacy.

There are miles of walking and hiking trails that complement the open space and all trails are limited to residents of the Elk Springs Subdivision. The walking trails meander through meadows, the pinion forests, and benches of open space.

ANIMALS:

In Filings 6-9 no more than one dog, and an aggregate of not more than three cats and dogs will be allowed on any Lot.

SCHOOLS:

PUBLIC-

RE-1 School District consists of Basalt, Carbondale and Glenwood Springs. Elk Springs is in the Glenwood Springs School District. RE-1 has an open enrollment policy and depending on space availability, it is possible for a child to attend Basalt or Carbondale schools. Parents would be responsible for their child's transportation to these other schools.

PRIVATE-

Below is a partial list of private schools in the area:

- Waldorf School is located between Carbondale and Basalt on old Highway 82. Grades Pre-K through 7.
- Aspen Country Day School is located in Aspen. Grades Pre-K through 8.
- Aspen Community School is located in Woody Creek. Grades K through 8.
- CRMS (Colorado Rocky Mountain School) is located in Carbondale. Grades 9 through 12.

Thank you for your interest in the Elk Springs Community.