

Brightwater Club Property Owners Association

Dear New or Prospective Property Owner,

As the managers of the Property Owners Association we have prepared the accompanying summary of pertinent information for new or prospective owners. Please understand that this is only a summary and all documents, most of which are available at www.BrightwaterPOA.org, should be reviewed in detail before purchasing property in the community. Also, some items change from time to time which may not yet be reflected in the current version of this document.

Helpful Information:

- **Gate Access-** Property owners may request a pin code that can be used to access the property through the gates. Residents or other regular accessors of the property may also obtain a license plate bar with a \$50 deposit per bar for faster routine access. A separate pin code(s) can be provided for use by contractors to allow tracking of activity through the gates. Residents may also request to have their name added to the gate directory so that visitors can contact them directly to be allowed access through the gates. To obtain a gate code, please contact Michael Schneider at 970-497-1949 or sgroup5133@gmail.com.
- **Conservation Easement-** The Association owns the parcels of land that generally encompass the area from the Western boundary of the project to the upper bank of the eastern side of the Gypsum Creek. This area is within a restricted conservation easement that limits the use of the property to non-impact activities such as walking and fishing. No camping, hunting, or use by pets is allowed and all owners must carefully clean up after themselves.
- **Other Club Properties-** Besides the Castoff Cabin and Conservation Easement, all other club property (golf course, lake house, ponds, gatehouse and limited other areas) are not leased by the Association and due to liability concerns, owners are asked to not access these areas. Due to the bankruptcy of the original developer, these properties are owned by the group that foreclosed on the properties. The group desires to sell the project to a new developer, however, the time-frame and potential changes proposed by such prospective purchaser are, of course, unknown.
- **Filing 3 Maintenance-** If purchasing a property in filing 3, please be aware that it was intended that the Association perform landscape and other maintenance items and owners would be charged additional amounts to cover such costs. However, the Association is currently NOT providing or billing additional amounts for these services and therefore it is the owners responsibility to perform such functions.
- **Weed Control-** Although it is normally the responsibility of each owner to control their own noxious weeds, the Association has assumed this responsibility for all unimproved/vacant lots. Home owners are still responsible for weed control within their lawn areas.
- **Trash Cans-** Please store your trash cans inside of your garage at all times and only put your trash cans out the morning of pickup. If you are unable to bring your can in later that same day, please arrange with someone to have them bring it in for you.

Administrative & Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

Community Rules and Regulations:

The Association has adopted Rules and Regulations, which along with other related Association Documents, are available at www.BrightwaterPOA.org under the Governing Documents page. Some of the more important rules to be aware of include:

- **Section 2g and 2h- Pets-** Pets must be kept on a leash when not contained within your property and not allowed to run at large. Owners must clean up after their pets. No keeping or raising of livestock or poultry is allowed, there are currently not lots in Brightwater that allow horses.
- **Section 2k- Motorized Vehicles-** No trucks, trail bikes, recreational vehicles, golf carts, motor homes, motor coaches, snowmobiles, campers, trailers, boats or boat trailers, or similar vehicles other than passenger automobiles or pickup or utility trucks with a capacity of three-quarter ton or less or any other motorized vehicles will be parked, stored, or in any manner kept or placed on any portion of the Property except in an enclosed garage.
- **Section 2l- Parking-** No vehicles can be parked in the street; all vehicles must be parked in the garage and driveway. No work on vehicles shall be done in a visible area except in emergencies.
- **Section 2o- Noise-** Between 10:00 p.m. and 8:00 a.m. owners are encouraged to observe quiet time and shall not make noise that would affect other owners.
- **Section 2p- Children-** Owners are responsible for the conduct of their children as to not disturb other owners or guests of the community.
- **Sections 2r and 2s- Leases-** Owners may lease their homes for terms of not less than 6 months. All renters must abide by the rules of the community and lease agreements shall include provisions that failure to comply with the Association Documents will be a default under the lease.
- **Section 2t- Businesses-** Home offices are allowed as long as the activity is undetectable to sight, sound, and smell, conforms to zoning requirements, is consistent with the residential character of the property, and is contained within the residence and free from regular visitation.
- **3a- Building Envelopes-** No structures or other improvements shall be constructed outside of the building envelope. All improvements or modifications (including trampolines, play structures, landscaping improvements, patios, etc) should be reviewed and approved by the Design Review Board prior to commencement of construction.

Contact Information:

- **Management Company**
Marchetti & Weaver
Erin McCauley or Eric Weaver
(970) 926-6060
- **Gates and On-site Operational Matters**
Michael Schneider
(970) 497-1949
sgroup5133@gmail.com
- **Design Review Board**
Jamie Pappas, P.E. Borne Consulting
(970) 331-1936
- **Eagle County Sheriff** (Major incidents, suspicious activity, etc)
(970) 479-2201
- **Eagle County Animal Services** (Pet issues)
(970) 328-3647