

RIVERDALE DUNES METROPOLITAN DISTRICT WELCOME LETTER

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

Metro Districts 101: What is a Metropolitan District?

- Special Districts in Colorado are a form of local government regulated by Adams County and the State of Colorado. Please reference the district's website under FAQ for more information: riverdaledunesmd.live/faq
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What Services are Provided by Riverdale Dunes Metropolitan District?

- Financing of public improvements necessary to build the development, including the streets, sewers, parks, and trails.
 - Operation and maintenance of parks, landscaping and irrigation of common space/open space areas, signage, entrance monuments, covenant controls, and design review.
 - Snow on sidewalks in limited areas when snowfall is greater than 2 inches, see website for more information.
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Governing documents, current and past budgets, board meeting minutes, and legal documents that make the operations of Riverdale Dunes Metropolitan District possible are available on the District website:

riverdaledunesmd.live/governance

What Services are Not Provided by Riverdale Dunes Metropolitan District?

- Snowplowing of public streets is not provided by the District but may be provided by Commerce City. Typically, they only clear snow on those streets on the 27J school bus route.
- Actions involving policing authority such as animal control, vehicles parked on public streets, and enforcement of Commerce City Codes.

Exterior Improvements and Rear Yard Landscaping

- All exterior improvements MUST be approved prior to construction and/or installation. Violation of the landscape requirements may result in fines being assessed to owners. Submittal forms and more information is available on the District website: www.riverdaledunesmd.live
Please click on the community tab to locate the architectural review page which will have the guidelines and design review request form.

Covenants, Conditions, and Restrictions. What do these even mean?

- These are guidelines for the appearance of the homes and lots within Riverdale Dunes Metropolitan District. Please reference the documents and the violation process here: [www.riverdaledunesmd.live/governance/Community Resolutions/RDMD-Covenants, Conditions, and Restrictions](http://www.riverdaledunesmd.live/governance/Community%20Resolutions/RDMD-Covenants,Conditions,andRestrictions)

How do I Report Covenant Violations or District Maintenance Issues?

- Please email the District at: info@riverdaledunesmd.live to report any issues.

What Fees do I Pay as a Homeowner in the District?

- Fees are currently paid through your annual taxes. If you have a balance due for covenant violations or architectural fees, go to the website at riverdaledunesmd.live/online-payments to get information on how to pay
- For the condo units at 11250 Florence Street, please contact the HOA for dues paid directly to them.

When are the District Board Meetings?

- District Board Meetings are posted on the district website at: www.riverdaledunesmd.live under the Governance tab and Regular Meeting Schedule & Meeting Notices

Riverdale Dunes Metropolitan District
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