

Effective as of January 1, 2013



GRANBY RANCH COMMUNITY GOVERNANCE STRUCTURE

I. INTRODUCTION

Granby Ranch is a master planned community. This Summary provides a general framework of the governance structure applicable to Granby Ranch, as established by and through the Governing Documents described below. This Summary is not a comprehensive description of each of the Governing Documents and review of this Summary should not be substituted for their thorough review, including, but not limited to, the Articles, Bylaws, Declarations, Rules and Regulations of all of the HOAs. Please refer to the Contact and Website Information tab for information concerning the HOAs.

II. SILVERCREEK MASTER HOMEOWNERS ASSOCIATION (2013 Dues: \$270 per year)

Silver Creek Master Homeowners Association (SCMHOA) was formed in 1983, and includes all of Granby Ranch and other areas in the original SilverCreek Development outside Granby Ranch

1. SCMHOA is responsible for the ongoing repair and maintenance of Village Road. The association currently contracts with Headwaters Metropolitan District for winter maintenance.
2. SCMHOA owns and maintains certain open space parcels within Granby Ranch.

Granby Ranch participates in, but does not control, the Board of Directors of SCMHOA.

III. GRANBY RANCH CONSERVANCY (2013 Assessment: \$1039 per year composed of an \$18 Base Assessment, a \$157 Residential Assessment and a \$864 Use and Consumption Fee. The Use and Consumption Fee provides annual ski passes and access to the Grange Hall, including the pool.

The "Conservancy" serves all 5,000 acres of Granby Ranch. Participants are of three types, each of which constitutes a "Member Group": 1) Residential Units; (2) Non-Residential Units / Commercial; and (3) Private Amenity Units (ski area and golf). Voting privileges are divided equally between these three groups.

Functions of Granby Ranch Conservancy

Granby Ranch Conservancy performs several functions including, but not limited to the following:

- **Providing for architectural control of non-residential development to insure that construction and signage meet the Granby Ranch Design Review Guidelines.**
- **Maintaining any property that the Granby Ranch Conservancy owns or leases such as recreational open space and the Grange Hall (subject to management agreements with the developer).**
- **Monitoring conformance to governing documents and community-wide standards.**
- **Providing funding for beetle control and tree removal, community bus system, cross country trail grooming, fireworks, member pre-opening ski day, member services, recycling, streetscaping, summer chairlift rides, wayfinding & community identification and weed control.**

IV. GRANBY RANCH RESIDENTIAL ASSOCIATION (2013 Dues: \$90 per year)

The Granby Ranch Residential Association serves certain residentially zoned and platted development areas and performs the following functions for these residential properties that might not be needed for non-residential and amenities property owners.

Functions of Granby Ranch Residential Association

Granby Ranch Residential Association serves multiple functions including, but not limited to the following:

- **Providing architectural control of development proposals inside of platted residential association boundaries to insure compliance with Granby Ranch Design Review Guidelines.**
- **Maintain membership representation in SCMHOA.**

V. NEIGHBORHOOD ASSOCIATIONS (This Summary does not include any Neighborhood Associations)

ALL FEES AND / OR DUES REFERENCED IN THIS DOCUMENT ARE SUBJECT TO CHANGE WITHOUT NOTICE.