

Cotton Ranch Metropolitan District

Sky Legend Notice

This notice is to advise Sky Legend property owners that the raw water irrigation system will be turned on by May 1, 2026.

The following maximum area of sod and water usage tiers have been established and will be strictly enforced for each home type as follows:

	<u>Cottage</u>	<u>Traditional</u>	<u>Custom</u>
Maximum Square feet of Sod	900	1,200	1,500
Base Fee for Cottage and Traditional Common Areas (Paid By SLHOA)	\$23.25	\$23.25	
Base Fee for Cottage and Traditional Back Yards	\$23.25	\$23.25	
Base Fee for Custom Homes Front and Back Yards			\$46.50
Base Fee Covers Base Gallons per month up to gallons	5,520	6,900	8,625
Tier 2 Fee per Gallon	\$0.01	\$0.01	\$0.01
Tier 2 Fee for Gallons Over Tier 1 up to (Gallons)	7,360	9,200	11,500
Fee per Gallon for all usage over Tier 2	\$0.03	\$0.03	\$0.03

The primary way you can control your water usage is by limiting the duration of your watering times. As an additional water conservation procedure, no irrigation watering is allowed between the hours of 11:00 a.m. and 3:00 p.m. and no watering is allowed on Mondays. The water in Sky Legend will be turned on at 8:15 p.m. until 11:30 p.m. on Tuesday, Thursday, and Saturday. Shawn Gerber is operating the irrigation system for Sky Legend's common areas again this year. To help homeowners and subcontractors on Wednesdays a service cycle will be from 3:00 p.m. to 7:00 p.m. during the month of May.

To accommodate these procedures, irrigation meters will be read, and billing statements will be sent out monthly. To avoid any surprises for excessive water usage, we recommend that you check your own meter weekly during May to ensure you will not exceed the base usage as shown in the table above.

It is the responsibility of each homeowner to inspect your irrigation system to ensure your system is operating properly. Please make sure the water meter box is clean and accessible for meter readers. The District has discovered several individual meters have failed and are not recording water usage. The District has purchased replacements meters in bulk and selling them to property owners at a discounted cost of \$140. Please contact Dwight Winkelman at (970) 718-2907 to purchase a new meter to be installed by your irrigation contractor. The District will need to inspect the meter after installation.

The District plans to identify and notify each property owner with a faulty meter and will require those meters to be replaced. Property owners who fail to comply will be billed \$200 per month for the broken meter.

This irrigation season might be challenging based on existing climatic conditions. The District will inform constituents if restrictions are placed on irrigation systems this season.

If you are not receiving emails from Cotton Ranch, please provide your current email address in order to be assured you will receive future notices. You may send your email address to CottonRanchHOA@gmail.com or sign up on the homepage at www.CottonRanch.org. Please be advised your email address will not be used for any marketing purposes.

You may also find this notice, as well as other Cotton Ranch information, at the Cotton Ranch website **www.cottonranch.org**. Any questions should be directed to Magdalena Gembal at (970) 926-6060 ext. 107 during business hours.