



ARRAS PARK COMMUNITY SUMMARY

As a homeowner of **Arras Park**, you are a member of the **Home Place Metropolitan District ("District")**. The District provides the services that promotes a common basis for preserving, maintaining, and enhancing homes and property, with the primary function to include the maintenance, administration and control of the Arras Park Community through the establishment of a system of property rights, binding covenants and restrictions and rules and regulations. Please see FAQ document that more fully describes the function of the District.

The Community is or will be comprised of three home types, **Single Family Front Load**, **Single Family Alley Load** and **Townhomes**. Some services will vary based on type of home and the District fees will vary based on these services as outlined in the District Fees listed below.

Arras Park is proudly managed by **Advance HOA Management, Inc.** They may be reached at **303-482-2213** or at **clientservices@advancehoa.com**. Advance HOA implements actions per the direction and decisions made by the Board of Directors and conducts fiscal, administrative, and maintenance responsibilities on behalf of the District. As a homeowner, you will receive information from Advance HOA Management with the community website login information to access your community account, access documents, set up payment arrangements and keep up with community events. **Below is information pertinent to the services provided by the District.**

District Fees

- **Single Family Front Load: \$105.00 per month**
- **Single Family Alley Load: \$117.00 per month**
- **Townhomes: \$117.00 per month**

(2-Months of fees will be collected at closing. A \$250 transfer fee is also required.)

District Services

Common Grounds Services: The District is responsible for the maintenance, repairs and replacement of all common grounds (District-owned property) within the community, to include, landscaping, native mowing, detention pond maintenance, district fencing, parks and equipment, amphitheater, monument signage, common water irrigation, pet waste stations and snow removal on sidewalks abutting common grounds and mailbox kiosks.

Owners in Alley Loaded homes & Townhomes will receive additional services, specific to the alleys. The additional services include repair and replacement of the alley drives and snow removal services in the alley drives. All owners are responsible for their private landscaping and irrigation.

Snow Removal: All Single Family detached homeowners are responsible for snow removal on private sidewalks and Right-of-Way sidewalks. All Townhome owners are responsible for snow removal on private sidewalks.

Tree Lawns: All tree lawn areas are the responsibility of the Owner to water. Maintenance will be provided by the district.

Community Garden Boxes: \$40 Annual fee for use of one community garden box + \$100 Deposit.

Trash Removal: To keep continuity and consistency for trash removal, the District has included trash removal as part of its service. The service provider is **Republic Services**. Trash day is **Monday** with recycling occurring every other week. Advance HOA Management will setup your trash services. All trash containers must have lids and must be stored within an enclosed structure, such as the garage, so that the container is not visible from the street or neighboring properties.

Artist renderings may not be to scale and homes may not be built as shown. McStain Neighborhoods reserves the right to change plans, elevations, specifications, materials, and pricing without prior notice. Your individual contract supersedes all features listed here and may differ in final details, specifications and finishes. McStain Neighborhoods® is a registered trademark of McStain Constructors LLC. © 2023 McStain Neighborhoods. All Rights Reserved.



Enforcement: The District conducts covenant enforcement for the entire community. Please familiarize yourself with Use Restrictions of the Declaration of Covenants, Conditions, and Restrictions for Arras Park and the Residential Improvement Guidelines and Site Restrictions for Arras Park. Documents may be accessed at www.homeplacemetrodistrict.org/district-files/, logging into the community website at www.advancehoa.com/homeowner-login, or you may request any documents by emailing clientservices@advancehoa.com.

Architectural Review: The District through its Architectural Review Committee is responsible for conducting reviews of all architectural review requests. No improvements may be made upon any Lot without the approval of the District. As a reminder, landscaping on which a home has been closed shall be completed within twelve (12) months after initial conveyance of the property to the owner, with consideration given to planting seasons, and must be pre-approved by the Architectural Review Committee. To obtain an application for architectural review, please go to www.advancehoa.com> Homeowner> Access Forms> Design Review Request Form or log in to the community website to obtain an application. Although the committee strives to respond as quickly as possible, it may take up to 45 days for a response to be sent from the date of submittal.

Utilities

- **Trash Provider:** Republic Services
- **Water Provider:** City of Thornton
- **Gas/Electric:** Xcel Energy
- **Internet & TV:** Comcast

Regional Amenities

- **Thornton Recreation Centers & Swimming Pools** | www.thorntonco.gov/recreation/facilities
- **Recreation Centers**
 - Trails Wind Recreation Center - 13495 Holly St, Thornton, CO 80602 | 720-977-5700
 - Carpenter Recreation Center - 11151 Colorado Blvd, Thornton, CO 80233 | 303-255-7800
- **Swimming Pools**
 - City Pool 2141 E. 95th Ave, Thornton 80229 | 303-538-7319
 - Park Village Pool - 4051 Summit Grove Pkwy, Thornton 80241 | 303-538-7452
- **South Platte River Trail** | www.denver.org/things-to-do/sports-recreation/bike-trails
- **Thornton Public Library** | www.anythinklibraries.org
 - Anythink Wright Farms - 5877 E. 120th Ave, Thornton, CO 80602
- **Golfing** | www.thorncreekgc.com
 - Thorncreek Golf Course - 13555 Washington St, Thornton, CO 80241 | 303-450-7055

Transit

- **Union Station & Downtown Denver** | 20-Minute Drive to Downtown | www.unionstationinddenver.com
- **RTD N-Line Light Rail Station** | 5-Minute Walk to Thornton Crossroads / 104th Ave Station | www.rtd-denver.com
- **Denver International Airport (DIA)** | 25-Minute Drive to Airport | www.flydenver.com

School District

The local school district is Mapleton Public Schools in Adams County

District Website

The public website for the District is www.homeplacemetrodistrict.org

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