

SOUTHRIDGE METROPOLITAN DISTRICT

<https://southridgemetro.specialdistrict.org>

NOTICE OF ANNUAL MEETING **PURSUANT TO C.R.S. § 32-1-903(6)(a)**

NOTICE IS HEREBY GIVEN that pursuant to Section 32-1-903(6)(a), C.R.S., the Southridge Metropolitan District (the “District”) will hold an Annual Meeting. Such meeting will be held at 2:00 pm, or as soon thereafter as possible on October 29, 2025, via Zoom telephone and videoconference (see access information below). No official action shall be taken at the Annual Meeting. This meeting is open to the public.

DATE: October 29, 2025

TIME: 2:00 p.m., or as soon thereafter as possible

LOCATION: ZOOM Meeting ID: 832 3997 9752
Passcode: 932622
Dial-In: (720) 707-2699
[ZOOM Meeting Link](#)

MEETING AGENDA

- I. Welcome and introductions.
- II. Discussion regarding the status of the public infrastructure projects, if any.
- III. Discussion regarding the status of outstanding bonds, if any.
- IV. Review of unaudited financial statements showing the year-to-date revenue and expenditures of the District in relation to its adopted budget, as amended if applicable, for the present calendar year.
- V. Public questions regarding the District.
- VI. Adjournment

SCHEDULE OF FINES

Violation	Amount of Fine			Thereafter	Assesses
	1 st	2 nd	3 rd		
Architectural Committee Review and Approval Required	Warning	\$50	\$100	\$200	Bi-Weekly
Architectural Review, Improvement not Conforming to Request/Approval	Warning	\$50	\$100	\$200	Bi-Weekly
Residential Use: Professional or Home Occupation	Warning	\$50	\$100	\$200	Bi-Weekly
Declaration of Covenants, other Not Listed	Warning	\$50	\$100	\$200	Bi-Weekly
Drainage & Irrigation	Warning	\$50	\$100	\$200	Bi-Weekly
Household Pets	Warning	\$50	\$100	\$200	Bi-Weekly
Leases	Warning	\$50	\$100	\$200	Bi-Weekly
Vehicle Parking, Storage and Repairs	Warning	\$50	\$100	\$200	Bi-Weekly
Light, Sound and Odors	Warning	\$50	\$100	\$200	Bi-Weekly
Nuisances	Warning	\$50	\$100	\$200	Bi-Weekly
Hazardous Activities	Warning	\$50	\$100	\$200	Bi-Weekly
Completion of Landscaping	Warning	\$50	\$100	\$200	Bi-Weekly
Lot Maintenance	Warning	\$50	\$100	\$200	Bi-Weekly
Miscellaneous Requirement & Improvements Including Signage	Warning	\$50	\$100	\$200	Bi-Weekly
Temporary Structures	Warning	\$50	\$100	\$200	Bi-Weekly

*All notices subject to a certified letter fee in the amount of \$30, per mailing.

*Residential Rules, Guidelines & Site Restrictions (RIGSR) is available on the District's website

Fromm & Company LLC
PO Box 630588
Highlands Ranch, Colorado
80163
(970) 875-7047

**Southridge
Metropolitan District**



*Please submit (with design!) through residential portal or
via email at contact@frommco.us*

ARCHITECTURAL REVIEW COMMITTEE (ARC) IMPROVEMENT REQUEST

Name: _____ Filing: _____ Lot: _____
Address: _____ Home Phone: _____
City: _____ State: _____ Zip: _____ Work Phone: _____
Email Address: _____
Mailing address if different than proposed improvement(s) _____

My request involves the following type of improvement: (Please check all that apply)

<input type="checkbox"/> Painting	<input type="checkbox"/> Deck/Patio Slab	<input type="checkbox"/> Roofing	<input type="checkbox"/> Drive/Walk Addition
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Patio Cover	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Basketball Backboard
<input type="checkbox"/> Fencing	<input type="checkbox"/> Other _____		

Describe Improvements: (Include sample photos, paint samples (must be mailed in), building materials, colors, landscape plans, fence layout (including location of gate), location on property, etc.)

Planned Completion Date: _____ (landscaping must be installed within 1 year of occupancy)

I understand that I must receive approval in order to proceed. I understand that approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval. I also understand that I shall maintain proper drainage away from my foundation and not impede proper drainage swales on my lot when installing landscape or building improvements. Upon the completion of my improvement, I hereby authorize access enter onto my property for exterior inspection at a mutually agreed upon time. **Properties that are not in compliance or are delinquent on any fees will not qualify for an ARC submittal until the property is brought into good standing. Please allow thirty (30) days for a response to all requests.**

Date: _____ Homeowners Signature: _____

THIS APPROVAL DOES NOT APPLY TO DRAINAGE FROM YOUR LOT OR NEIGHBORING LOTS. QUALIFIED INDIVIDUALS SHOULD MAKE CAREFUL STUDY PERTAINING TO THE PROPER DRAINAGE OF BOTH IRRIGATION AND STORM DRAINAGE OF YOUR LOT AND YOUR NEIGHBORS LOTS. ANY DAMAGES THAT MY RESULT FROM ALTERING THE GOVERNMENTALLY APPROVED GRADE AND/OR DRAINAGE PATTERN WILL BE THE APPLICANTS SOLE RESPONSIBILITY AND MAY VOID THE HOME WARRANTY.

Please remember to get any permits that may be required for your improvement from the City before construction begins.

All requests will be input into the Residential Portal and responses will be documented, transmitted and approved/rejected from the Portal accordingly, by email whenever possible!
<https://southridgemetro.specialdistrict.org>

SOUTHRIDGE METROPOLITAN DISTRICT

FEE INFORMATION

District Fee

\$350.00 Annually, Billed on January 1st

District fees are utilized to help pay for the general administrative and operational functions of the District which include, but are not limited to, landscape maintenance, open space maintenance, insurance, legal services, management and accounting services, auditing services, electricity for street lights, ARC and enforcement services, and snow removal on Common Areas. The District fees also help pay for special projects.

Remittance of Fees

Fees can be paid online through your residential portal or by mailing a check or money order to:

**Southridge Metropolitan District
c/o FROMM AND COMPANY, LLC
PO Box 630588
Highlands Ranch, Colorado 80163**

<https://southridgemetro.specialdistrict.org>

Billing inquiries can be resolved by logging into your residential portal, or by contacting Fromm and Company via email at contact@frommco.us or telephone at (970) 875-7047.

****Please Note****

We do not accept payments over the phone.