

Welcome to Talon Pointe Metropolitan District!

The Talon Pointe Metropolitan District, Inc., welcomes you to the community! To assist you in making yourself at home please review the following information. Understanding the District and its role will enhance your ownership experience. It is also important to review and become familiar with the District's governing documents and design guidelines. Please visit the website: www.talonpointemetrodistrict.com

District Role

The Talon Pointe Metropolitan District ("District") shall have and exercise with regard to the community all powers and authority reasonably necessary to administer its rights and duties under the Declaration of Covenants, Conditions and Restrictions (CCR's) for Talon Pointe, including the power to: (a) manage and enforce the restrictions provided in the CCR's; (b) adopt and amend budgets for revenues, expenditures and reserves and collect taxes and fees for expenses from Owners of lots within the Community to administer its duties and obligations; (c) the power to contract with a third party for duties and responsibilities of the District and, all other rights, powers and authority necessary to enforce the CCR's and, (d) management of the common areas. The District may adopt Rules and Regulations and shall have the power to levy reasonable fees, fines and penalties for violations of any provision of the CCR's and Rules and Regulations.

Trash Collection

The City of Thornton provides trash and recycling service. residents can call the main line to set up service at 720-977-6200 or they can email environmentalsvcs@cityofthornton.net. The following is a quick summary of Thornton's service and what we provide to our customers.

- Fixed rate of \$13.50 per month per residential unit with no hidden fees
- Weekly trash collection including a 96-gallon black container
- Twice per month recycle collection including a 96-gallon green container
- Seasonal overflow pickup (fall leaf collection, holiday boxes, etc.)
- One-time courtesy moving box collection by appointment
- If needed, a second black can is just \$2.50 more per month
- A second green recycling container can be provided to residents at *no additional fee*

Snow Removal

The District does not provide snow removal services other than on sidewalks adjacent to the common areas. The City of Thornton is responsible for plowing the streets, once the streets have been conveyed to the City. Individual homeowners are responsible for clearing their driveways and sidewalks.

Mailbox Key

After closing, your mailbox keys are available for pick up at the Brighton Post Office located at 90 N. 4th Avenue, Brighton, CO 80601.

District Management Contact Information

Teleos Management Group professionally manages the District. The District Manager is Angela Elliott at 303-818-9365 or email angela@teleos-services.com. For questions and client services, please contact Joe Saunders at (720) 325-3674 or email him at joe@teleos-services.com.

Again, the Talon Pointe Metropolitan District welcomes you to the neighborhood!

Teleos Management Group
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