



INDEPENDENCE OVERLAY METROPOLITAN DISTRICT

c/o Special District Solutions, Inc.

2370 Antelope Ridge Trail

Parker, CO 80138

www.IndependenceDistricts.com

ACTIVATION OF INDEPENDENCE OVERLAY METROPOLITAN DISTRICT

The Independence community is supported by four metropolitan districts which, each of which contributes to building public infrastructure, such as streets, sidewalks, storm drainage and landscaping. In addition, there is one Overlay Metropolitan District which has the responsibility to maintain public park, recreation facilities and landscaping including the Community Center, swimming pool, storm drainage, open space and landscaping improvements that benefit the entire development.

The Overlay District will have maintenance responsibilities for the amenities that are most visible in the community and that will be used and enjoyed by all the residents. Therefore, the Overlay District will be governed by a board of directors from the whole community and not from a single area or district.

There are now enough residents in Independence that it is time to activate the Overlay District. In order to do this, property owners in Independence need to consent to the inclusion of their property into the District through an election and you should have received a ballot in the mail regarding this matter. By including your property, you will have the opportunity to have a voice in the amenities that are so important to what makes Independence unique and special.

The Overlay District has two methods for paying for its maintenance responsibilities:

1. Through property taxes, or
2. Through fees

At this time no homeowner in Filing #1 is being assessed or charged for Overlay District related operations and maintenance related expenditures. Every property owner in Independence will eventually contribute their allocated share to the Overlay District and paying for your share through property taxes is seamless and easy and will occur automatically if the election for inclusion of your property passes. And, if you itemize your income taxes, then the amount paid to the Overlay District through taxes is tax deductible. If the election fails, then the Overlay District will bill each property separately for an amount equal to the amount that would have been paid through taxes. Fees paid to the Overlay District are not tax deductible.

Please vote yes on the question of including property into the Overlay District and ensure that you will have a voice in the community that we know you are excited to be a part of.

If you have questions regarding the ballot question, please call Kurt Schlegel @ 303-662-1999 x-1.