



# NORTHFIELD METRO DISTRICT NO. 2 STATUS LETTER

## GENERAL DISCLOSURE

**ATTENTION HOMEBUYER:** You are purchasing a home that is located within **Northfield Metropolitan District No. 2** (the “District”). The District was organized pursuant to § 32-1-101, *et seq.*, C.R.S., to assist with the planning, design, acquisition, construction, installation, operation, maintenance, relocation, and financing of certain public improvements serving the Northfield project located in the City of Fort Collins, Larimer County and described further in the District’s Service Plan.

The District has the authority to issue debt to pay for public infrastructure and facilities, and the authority to levy taxes and impose fees on properties within the District to repay its debt and provide ongoing operations and maintenance services.

The District imposes taxes on all real property within its boundaries. The District may also impose fees and charges for services that it provides. Property within the District is subject to the Northfield Metropolitan District No. 1 Rules and Regulations (the “Rules and Regulations”) governing the public improvements within the project, including the Pool, Clubhouse, and parking within the community.

Property within the District is also within a homeowner’s association or condominium owners’ association, which may impose assessments and dues on units within the association. The property is also subject to the Declaration of Covenants, Conditions and Restrictions (the “Covenants”) of the homeowner’s association.

As a homeowner, you will be responsible for payment of the taxes and fees imposed on your property by the District. You will be responsible for compliance with the Rules and Regulations. You will also be responsible for all obligations imposed by the homeowner’s association, including compliance with the Covenants.

I, \_\_\_\_\_,

I, \_\_\_\_\_,

I, \_\_\_\_\_,

I, \_\_\_\_\_,

Hereby acknowledge that I have received, read and understand this GENERAL DISCLOSURE.

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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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Buyer Signature	Address	Date
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**Return a signed copy of this page along with a copy of warranty Deed and check to the District.**

**Please see and read all District Rules and Regulations for NFMD.**

2/24/2022

**NFMD \* 3350 Eastbrook Drive Suite 260 \* Fort Collins, Colorado \* 80525**

**Phone : 970-377-9989**