

## **Tumble Creek Sale Impact on HOA Structure**

### **Frequently Asked Questions**

#### **What is the Impact of Sale of Tumble Creek on Community Governance?**

The sale of Tumble Creek Club and Tumble Creek real estate will, with one exception, not cause any changes to the community governance of Tumble Creek Village. Tumble Creek Village will remain a village under the Suncadia Residential Areas Declaration. Accordingly, property owners in Tumble Creek Village will remain members of the Tumble Creek Village Association and of the Suncadia Residential Owners Association (SROA) and will continue to pay assessments to both associations as they have done in past years. The principal governance change will be that the Purchaser will be the Declarant of the Tumble Creek Village and will control the Tumble Creek Village Association (TCVA) as provided in the Tumble Creek Village Declaration.

#### **What services do TCVA, SROA and Suncadia Community Council (SCC) provide?**

While this list is not exhaustive, below are significant items that are managed and paid for by the associations:

##### SCC funds the following:

- Resort-wide roaming patrol/security including Greeter's Cottage
  - This includes all of Suncadia and Tumble Creek
- Majority of parks
- Forest health and land stewardship
  - This includes treatment (for forest health, habitat conservation and fire resiliency) of the SCC owned land in Tumble Creek. SCC owns and manages the land in the River Corridor and large buffer areas on the edge of Tumble Creek.
  - In some instances, SCC funds are used to treat forest health on TCVA or SROA lands if those actions benefit the full resort community.
- Operational staff to execute the covered activities
- Weed and firewise control
- Road maintenance and improvements for Suncadia Trail, Big Hill Drive, Swiftwater, Rope Rider, and Coal Mine Way (from Firehouse Gate to Lot 3-110)
- Hiking trails, excluding those within the private spaces in Tumble Creek
- A portion of landscaping

SCC assessments are charged to the residential owner association (SROA), commercial and privately owned amenities.

##### SROA General Fund funds the following:

- SCC assessments billed to the residential component of Suncadia
- Compliance with community standards
  - This includes all of Suncadia and Tumble Creek
- Owner events & meetings

TCVA General Fund funds the following:

- Road maintenance specific to Tumble Creek
- Caretaker's cottage staffing (but not roaming patrol)
- Design review activities
- Access devices (transponders, etc.)
- Forest health and land stewardship for TCVA owned lands, which generally includes the parcels of land immediately surrounding and between neighborhoods.
- Landscaping
- Tumble Creek specific paths
- Utilities for HOA spaces

**Why will Tumble Creek Residents continue to pay SCC and SROA fees?**

- The SCC and SROA homeowner association have governance over the full Master Planned Resort (MPR) and this cannot be broken up. Under the governing documents, the title "Suncadia", when used for the SCC and SROA, refers to the entire MPR. The SCC and SROA pay for a number of services in Tumble Creek include patrol services, maintenance of Riverfront Park, forest health and land stewardship (of which the majority of acreage is in Tumble Creek), weed control, and compliance with community standards.

**Will Suncadia residents be paying for firewising, road maintenance, snow plowing, etc. for Tumble Creek?**

- The firewising in both Suncadia and Tumble Creek will remain under the purview of SCC and the cost sharing will remain the same. All residents will continue to provide funding to the SCC via SROA assessments. SCC funds Resort-wide roaming patrol/security including Suncadia and Tumble Creek; forest management, land stewardship, and firewising on SCC lands; and road maintenance for Suncadia Trail, Big Hill Drive, Swiftwater, Rope Rider, and Coal Mine Way (from Firehouse Gate to Lot 3-110). Tumble Creek road maintenance and snow plowing will be paid for by TC owners via the TCVA. TCVA will also pay for forest management and firewising on TCVA owned lands.

**Who is paying for Allied Security?**

- Allied and their cost will remain the same on July 1st; the roaming costs across Suncadia and Tumble Creek are paid by the SCC. The TC Caretaker cabin staffing costs are paid by the TCVA.

**Will Tumble Creek fall under the Development Agreement?**

- Yes – Tumble Creek will remain under the current Development Agreement.