

Overview of Baxter Meadows Community Owner Associations

As described by the attached *Baxter Meadows Proposed Owner Associations/Delegate Districts* plan, the Baxter Meadows subdivision shall be segregated into various property owner associations based upon property types and location. To the extent practical, each of these associations shall be largely comprised of similar properties (e.g. residential: single family, multi-family; commercial: pure commercial, mixed use). When Baxter Meadows was first introduced to the market, two (2) associations were created; Baxter Meadows Owners Association - Phase 1, and the Park Place Townhomes Owners Association. The Park Place Townhomes Owners Association acts as a sub-association to the Baxter Meadows Owners Association. As the project evolved, a master community association was created (Baxter Meadows Master Community Association), with the intention of having many sub-associations placed beneath its governance. It is anticipated that the Master Association shall be comprised of eight (8) sub-associations.

At present, six of these eight sub-associations within the planned unit development (PUD) have been formed and are currently functioning within Baxter Meadows. These are: 1) Trakker Condominium Association; 2) Neighborhood Center Association; 3) Baxter Meadows Central Property Owners Association; 4) Baxter Meadows Central Condominium Association; 5) Baxter Meadows West Property Owners Association; and 6) The Crossing at Baxter Meadows Property Owners Association.

The sub-association comprising The Crossing at Baxter Meadows PUD shall include one hundred twenty-five (125) single family residential lots, in either an estate lot configuration (street-loaded garages) or traditional lot configuration (alley-loaded garages), and shall be named The Crossing at Baxter Meadows Property Owners Association. Operating beneath this sub-association shall be The Crossing Condominium Association. This area is comprised of one six (6) acre lot which may be allowed twelve (12) dwelling units per acre in a multifamily configuration.

The members of each sub-association shall elect delegate(s) to represent themselves within the Master Association. Each sub-association shall function as a “delegate district” within the Master Association. The Master Association will serve to ensure a consistent standard of maintenance across the various sub-associations, will implement an architectural design standard and aesthetic consistency throughout the community, and will function to control and maintain all of the common assets which benefit all properties, regardless of type or use.

Architectural design regulations and guidelines and the architectural review process shall be implemented by both the Master Community Association Design Review Board and The Crossing at Baxter Meadows Property Owners Association Building and Landscape Review Committee. These regulations and guidelines are intended to compliment the City of Bozeman Zoning Code. Due to the diversity of property types within the PUD, it is appropriate that the Master Association implement a general, community-wide perspective, with the sub-associations focusing on a more specific, “property-type” perspective of architectural design standard.

Overview of Association Dues and Operating Budgets

Listed below are the expenditures included with the current \$65 per month Master Association Dues:

Operations and Maintenance

- Snow removal of streets, alleys, boulevard sidewalks, and hard surface trails within all portions of Baxter Meadows including The Crossing
- Maintenance of parks and common areas within all portions of the Baxter Meadows PUD including The Crossing

General & Administrative Expenses

- Legal and Tax
- Business Licenses and Fees
- Liability Insurance
- Office Supplies
- Postage/Mailing Expense
- Meeting Expenses
- Administration/Invoicing

Listed below are the expenditures included in the initially set \$160.00 per month Crossing Dues (\$225.00 including Master Dues):

Operations and Maintenance

- Snow removal of driveways, entry walks, and front porches of private residences
- Private residence landscape maintenance including activation and winterization of irrigation, irrigation maintenance, mowing, trimming, pruning/replacement of trees and shrubs, fertilization and weed control
- Vacant lot mowing and weed control
- Common area (The Crossing only) irrigation system utility power
- Street lighting (The Crossing only) operation and maintenance
- Street cleaning, signage replacement
- Street patchwork and rut removal to be included in future but not in this year's operating budget due to two year warranty provided by contractor
- Site maintenance and cleanup

General & Administrative Expenses

- City/County taxes for common areas