

July 23, 2025

Dear Pinto Way Lot Owners,

You are receiving this letter because you are an Owner of either Lot 89, 90, 91 or 92 in the Blackhorse I subdivision at Stagecoach. As you probably know, these four Lots currently have no road access, and Routt County has informed SPOA that it will not construct road access to the Lots in the future. However, the County has no objection to SPOA constructing such roads.

SPOA now proposes to construct a gravel road that will allow access to the four Lots and to partially pay for that construction by levying a "special assessment" against the Lots, pursuant to the provisions of the Stagecoach Covenants. Under the applicable provisions in the Covenants, the process is started by the SPOA Directors passing a resolution to levy the assessment. That was done at the Directors meeting on May 16th. The resolution is then sent to the Lot Owners along with a ballot. If the Owners of 67% or more of the affected Lots vote to approve the assessment, then the assessment is levied against all of the Lots, including Lots owned by Owners who did not approve the assessment. If the assessment is not approved by Owners of 67% or more of the Lots, then the assessment fails and is not levied against any Lot. In this case, because there are 4 Lots that will benefit from the construction of the road, the Owners of at least 3 Lots must approve the assessment for it to become effective.

The type of road that SPOA proposes to construct is a road that will meet the requirements of the Oak Creek Fire Protection District. It is important to construct the road to meet these requirements because a Lot Owner cannot obtain a house building permit unless the OCFPD confirms that the road serving the Lot will allow reasonable access by a fire truck. If the road is constructed to the published standards, it insures that the Lots can be accessed by a fire truck.

In this case, in order to meet the OCFPD standards, the road must be 24 feet wide and approximately 230 feet long. And since Pinto Way is a cul-de-sac, the road must end in a 90-foot diameter turn-around. In addition the road must consist of two different layers of stone, with a minimum of 8 inches of "pit-run" on the bottom and 6 inches of "road-base" above.

The total cost of construction is expected to be between \$62,978 and \$81,761. However, SPOA will contribute up to \$15,000, if the actual cost exceeds \$50,000, and the Owner of Lot 91 has agreed to pay any portion of the actual cost that exceeds \$65,000. So, that leaves \$50,000 to be divided equally among the Owners of the 4

Lots. Accordingly, the Owners of each Lot, including the Owner of Lot 91, will be assessed \$12,500. If the total construction cost turns out to be less than \$50,000, then the amount of the assessment will be reduced so that the Owners of each Lot are charged one quarter of the actual cost.

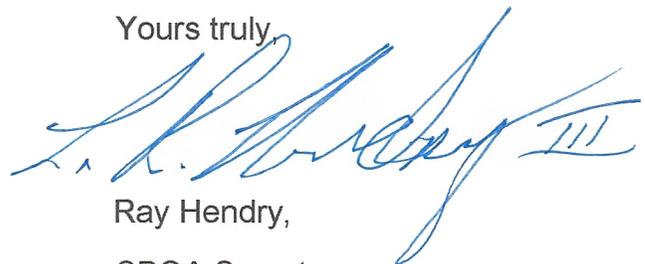
To make the \$12,500 assessment more affordable, you can choose to defer payment for up to 24 months. If you elect to defer payment, you can pay all or a portion of the assessment at any time during the 24 month period. Please note, however, that interest at 8% per year will be charged on any portion of the \$12,500 that remains unpaid 60 days after you receive notification that the assessment has been approved.

The details of the construction, including the cost breakdown, are contained in the resolution passed by the board of directors at their meeting on May 16, 2025. A copy of that resolution is enclosed.

In addition to the resolution, you will also find enclosed a ballot for you to vote to either approve or disapprove the construction. If you vote to approve, you will be agreeing to pay one-quarter of the actual cost of construction, or \$12,500, whichever is less, together with any accrued interest, within 24 months from the date that you receive written notice the special assessment has been approved by at least 3 Owners. **Please note that if you vote to disapprove the special assessment, you can still be assessed if the owners of at least 3 Lots vote to approve. But, in that event, you can defer payment for 24 months, the same as the other Owners.**

Please enter your vote on the ballot, sign and date the ballot [all Owners must sign] and return it to our General Manager, Kasey O'Halloran in the stamped, self-addressed envelope provided.

Yours truly,



Ray Hendry,

SPOA Secretary

BALLOT FOR PINTO WAY ROAD CONSTRUCTION PROJECT

Please place an "x" or check mark on the line in front of one of the two choices below. Then, please fill in your name and address in the space provided, sign the ballot, and return the ballot in the enclosed envelope. If your lot is owned by more than one person (for instance, you and your spouse) please have all the owners sign the ballot before you return it. Any ballot signed by less than all the owners will be returned to you so you can obtain the additional signatures. If you have any questions or need additional copies of the ballot, please contact the Association General Manager, Kasey O'Halloran by email at: genmgr@stage-coach.com.

_____ I (We) **approve** the special assessment in the amount of \$12,500.00 per lot, on the terms and for the purposes set forth in the PINTO WAY ROAD CONSTRUCTION PROJECT resolution approved by the SPOA directors at their meeting on May 16, 2025.

_____ I (We) **do not approve** the special assessment in the amount of \$12,500.00 per lot, on the terms and for the purposes set forth in the PINTO WAY ROAD CONSTRUCTION PROJECT resolution approved by the SPOA directors at their meeting on May 16, 2025.

Name(s) [printed]: _____

Current Residence
Address [printed]: _____

Blackhorse I Lot Number, if you know: _____

Signature(s): _____

Date: _____