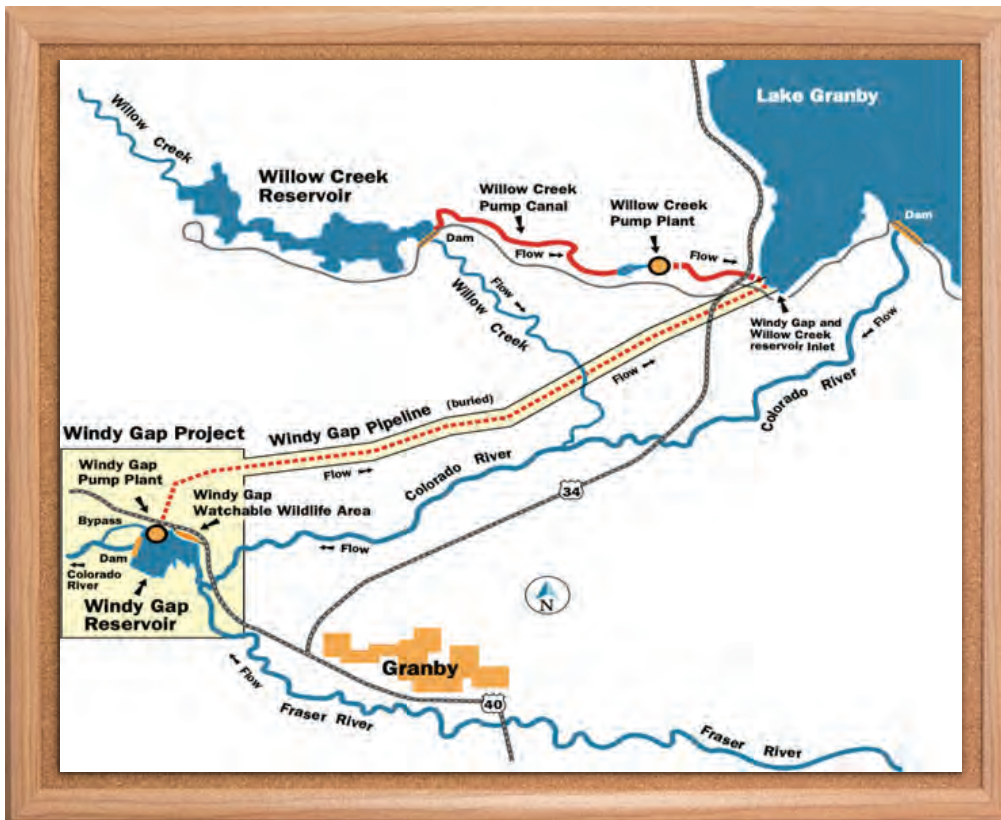


BAREFOOT LAKES

WINDY GAP FIRING PROJECT

In Colorado, the system of prior appropriation, known as the Colorado Doctrine (Doctrine) governs all surface and tributary groundwater. A water right is a right to use a portion of the public's water resources. As such, the Town of Firestone and Little Thompson Water District required the developer to acquire and dedicate water rights for the Barefoot Lakes master plan community as a condition to providing service. Brookfield Residential is the developer of the Barefoot Lakes community. An annual fee will be charged to the individual homeowner's lot to pay for the water shares. Since the average homeowner resides in their home approximately seven years, this will help to minimize the impact of the cost of water so that the homeowner only pays for the time spent in their home.



What is the Windy Gap Firing Project?

This effort is collaboration between nine municipalities, two water districts and a power provider, working together to build Chimney Hollow Reservoir.

What is the Windy Gap Firing Fee?

This is a fee for water infrastructure cost to provide for a reliable water source in Barefoot Lakes.

- **Obligation:** The Barefoot Lakes development project incurred substantial costs to provide for the delivery of water to the property, including incurring the obligation to fund a portion of the construction of infrastructure as part of the Windy Gap Firing Project.
 - **\$575 million dollars** - The total Windy Gap Firing Project estimated principal cost.
- **Duration:** An incremental fee per lot will be collected annually for a period of 20-years. The total fee per lot can be increased for future development based upon the cost of water at that time. Once your total fee is assessed, it will be locked in for the duration of the 20-years.
- **Recipient:** The annual fees collected will be remitted to the Little Thompson Water District for payments related to the Windy Gap Firing Project.



Why am I paying this fee?

This fee provides the water source for your potable tap due to a shortage of reliable water on the front range.

How long do we pay the Firming Fee?

The total cost of the fee per lot is currently \$10,000 and it will be assessed \$500 annually. You will pay this fee each year for 20 years or as long as you reside in the house. The fee will stay with the home and will transfer with the sale of your property to the new buyer. Your fee will be locked in for the 20-year period. Total fees assessed per lot in future years will increase based upon the cost of water.

Does every homeowner have to pay the Firming Fee?

Yes, either built in to the price of their home at the time of house closing, or in an annually assessed payment.

What is the total cost of the project and who is paying for it?

The project is being paid by 12 project participants, Broomfield, Platt River Power Authority, Loveland, Greeley, Longmont, Erie, Little Thompson Water District, Superior, Louisville, Ft. Lupton, Lafayette, Central Weld County. While the total cost of the project is not finalized, the most current total cost is available at <http://www.northernwater.org/sf/home>.

Who will collect my fee and how will it be collected?

St. Vrain Lakes Metro District will collect the fee through an annual assessment that will be billed to the homeowner every January. St. Vrain Lakes Metro District will pay the Little Thompson Water District from assessments received.

Can't water conservation be used instead of an assessment?

Progress has been made through substantial conservation programs but these measures alone are not able to meet future water demands.