

Metro Districts

Hello Real Estates Agents,

Please review our Covenants and District Disclosures with your clients/potential buyers. Please let your clients/potential buyers know about living in a Metro District and the taxes that are associated with living in a Metro District. Metro District taxes are normally around 35 mills. Please see your county tax records for that property to see all tax liabilities. Some Items to talk about with your clients/potential buyers are listed below.

1. Metro District taxes pay for the infrastructure of the community, normally in bonds. This tax is the mill levy that you will see on the property tax records you are looking at.
2. Districts might not have a bond/bank note in place due to the tax base, but sooner or later the Districts will get a bank note or bonds to pay for the infrastructure.
3. O and M fees pay for the yearly operations and maintenance of the Districts. See web site as to when O and M fees are due. Some Districts have a non-potable water system, see web site for rates if this applies.
4. Some Districts don't have an O and M fee; this means a portion of the mill levy will pay for the O and M. Then the balance of the mill levy will be paying any bank note or bonds that the Districts may have in place.
5. The Pool on site is considered a "public pool" and memberships are sold to the public. District members that are in good standing with the District will be issued a pool tag. A portion of your O and M Fee and/or tax mill levy (when O and M fee is not in place) applies towards the pool membership. One membership per lot only.
6. Commercial vehicles are not allowed to be parked in driveways or on the streets, please see covenants. If your clients/potential buyers drive vehicles, with racks and large logo's they won't be able to park in the community. One ton and larger vehicles are also against the Covenants.
7. Commercial businesses are not allowed to operate in the District residential areas, see zoning for the property you are looking at.
8. RV's, and all recreational vehicles and/or trailers are only allowed very limited time for parking of unloading, loading and cleaning in the Districts. All RV's and all recreational vehicles and/or trailers must be stored in garage or off site.
9. The District regulates trash/recycle pick up day. Please review web site as to the day of the week the District has designated as trash/recycle day and what company is the recommend for trash/recyclables.
10. Fencing: The District has specs on approved fencing, please go to the web site and see detail on approved fence or call the District with questions.
11. Fence Stain: The District has an approved fence stain that can be used, please go to the web site or call the District on the fence stain color and vendor. **Clear stain is not allowed, it is never clear.**
12. All exterior projects (Landscape, painting, decks, sheds, etc.) must be approved by the District. Fill out the Architectural Design Application and send in to the District with any fees that apply for review.

Please review the District web site and or call the Districts if you have questions.