

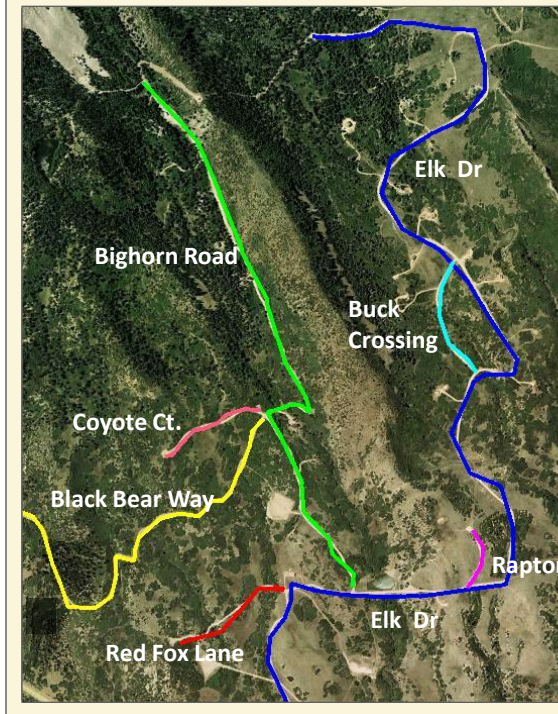


### Covenants and Bylaws

The Tres Valles West Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions, and the Bylaws are filed with the State of Colorado which charters and authorizes the TVW Owners Association as a legal entity. The Declaration of Covenants, Conditions, and Restrictions contains the rights, obligations and duties of the Owners and the Association. The Bylaws set the organizational structure of the Property Owners Association. It deals with meetings, voting and the Board of Directors.

### Wildlife

A large herd (400+) of Elk frequent the property - particularly in the East Valley. TVW is also home to a herd of Big Horn Sheep who hang out on the east wall. Bear are frequent visitors as are Mountain Lions, Coyotes, Bobcats, Fox, as well as Mule Deer and Prong Horn Antelope.



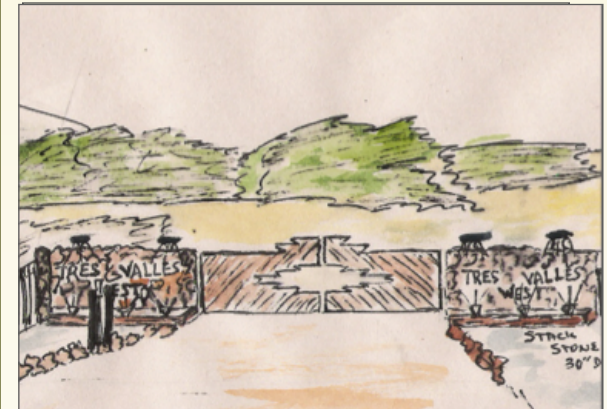
### Ranch Information

One of the best assets of TVW is the 2600 acres of common area. This area is valued and protected by the Owners. The proper balance between protection of, and access to, adds to the value of TVW and the lots and homes thereon. Rules and regulations for common area access can be found on the TVW website, [www.tvwcommunication.com](http://www.tvwcommunication.com).

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# TRES VALLES WEST

## RANCH COMMUNITY



Tres Valles West is a gated community covering approximately 3000 acres in the Sangre de Cristo Mountains in southern Colorado. The entrance gate is on the north side of State Highway 160, 1/2 mile west of mile marker 286. There are 80 five-acre lots deeded for residential building - all spread along winding roads.

The property has an active Owners Association where volunteer committee members and the Board of Directors oversee the critical aspects of maintaining this premier development.

Key features of Tres Valles West include a community Water System, year round accessibility to the property, and abundant wildlife. Electrical, phone, and internet services are all available.

Trails for hiking and for off road vehicles allow owners access to the exquisite expanse of the Common Area.

# TVW - A Premier Mountain Community



## Important Information

In order to allow Owners to enjoy their property even before building a residence, camping is allowed in an RV, tent, or trailer for short periods of time. The TVW Covenants allow a temporary residence (tent, RV or trailer) on the property for a total of 90 days cumulative in any one calendar year. Huerfano County also has regulations regarding residing in a temporary structure. The Huerfano County regulations restrict residence to 30 days in a calendar year with a permit required for more than 7 days. Two renewals of the permit are allowed. (see the Huerfano County web site, [www.huerfano.us](http://www.huerfano.us), and look for the Land Use tab.)



## TVW Community Water System

Two springs are the sources for water at TVW. Water is piped into the water plant filtration system from the springs, and once “finished” and ready for consumption it is pumped to a 30,000 gallon holding tank for distribution throughout the community. As a public water system, controlled by the state of Colorado, the TVW system is a most valuable asset for all Owners. Water Service Lines can be made available for any Owner from the existing Main lines.

## Architectural Guidelines

Architectural Guidelines are strictly enforced at Tres Valles West. In addition to approval for any structure on the property, no alterations to the grade of a lot can be made without Architectural approval. Visit the TVW website, [www.tvwcommunication.com](http://www.tvwcommunication.com), for additional information.

## Fees

An annual assessment fee is charged all Owners. The 2021 fee is \$685. All Owners also pay a monthly water availability fee of \$68.

## TVW Committees

- Architectural Review
- Community Water System
- Common Area
- Communication
- Financial
- Firewise
- Long Range Planning