

COMMUNITY AND CLUB GUIDE



Harmony is a masterfully planned community quietly placed in the high, rolling prairies east of Fort Collins, Colorado. Bordered by County Road 40 on the north, County Line Road on the east, and County Road 38 on the south, Harmony encompasses one square mile and offers custom home sites, maintenance free homes, native spaces, pathways and trails, and a Jim Engh-designed championship golf course. Harmony's first release can best be characterized by generous lot sizes, golf course frontage, and dramatic views. This guide will provide a digest of facts about the community; complete comprehensive information about Harmony is available from Mr. Don Svitak (970-377-4912) & Ms. Kim LaPlante (970-377-4926).

HARMONY PAST, PRESENT, & FUTURE

Originally the homestead of Timnath's Nelson family, Harmony's land provided the region with world-class Scottish sheep. A farm until fall 2004, the land continues to work hard, but in a different manner. Harmony's first release was made up of 54 estate home sites, and 19 club home sites. Average lot sizes are generous but manageable; +/-17,000 square feet - just over one third of an acre. The second release is quite similar in nature to the first, with approximately 120 home sites overall. Subsequent releases (three and four) will add roughly 200 additional home sites to the community and commercial venues along Harmony's southern border. The development team anticipates formalized entitlement of all future releases by 2010.

HARMONY CLUB

Harmony Club will retain ownership of all land save and except that sold for single family residential construction. Harmony golf, open and native areas, parklands, community campus (commonly referred to as the Club House), and future wellness and athletic facilities will be owned, operated, and maintained by Harmony. A homeowners group (HOA) will have a nominal administrative role in the community, and aid in coordinating separate HOA's established within zero-maintenance club home enclaves. Monthly Club fees will be phased in as the club amenities develop, and community HOA fees are structured to be economical. At amenities completion, monthly fees are expected to be in the high \$200's* for sport membership and high \$400's for full golf membership.

Residents in Harmony become members in Harmony Club when a home site or home is purchased. A refundable membership deposit of \$5,000 is collected at closing and entitles residents to all of Harmony's amenities except for golf. Known as a Sport Membership, the basic residential membership may be upgraded to the Full Golf membership classification by increasing the membership deposit to

\$12,500, allowing full access to Harmony's private course. All residents of Harmony are obliged to acquire and maintain at least a Sport membership while living at Harmony.

HARMONY GOLF, FITNESS, & SOCIAL ESSENTIALS

Harmony Club's private golf course, complete with Jim Engh's characteristic "trap doors" and "hidden staircases," is now open. Three separate elements compose the community campus: a pro shop, club house, and wellness center. The pro shop, slated for opening in conjunction with the course, will accommodate course play coordination, as well as perform the interim functions of golf cart staging and casual food service. Completion of the comfortable and intimate club house is anticipated by 2009. Harmony's club house will capture the spirit of the community providing a centerpiece for easy and engaging social activity. The wellness and athletic facility will offer the full complement of traditional work out equipment and group fitness studios. Outdoor swimming and hot pools are part of the wellness component. Tennis courts and sport courts will be a natural part of life in Harmony. These facilities will be located outside the club house campus, in the vicinity of the first Hole of the course, and will be constructed when membership reaches an appropriate level.

The Harmony Center, located at the southwestern end of the driving range, will house the Harmony management team and will provide the focal point of all community marketing efforts. The Group, Inc. will co-occupy the space during the marketing of Harmony. Colorado State University's men's and women's golf teams headquarters will operate out of a private portion of the Harmony Center. While on the golf team, CSU students will enjoy membership in the Harmony golf course.

HARMONY MANAGEMENT

Harmony's development team will own, manage, and operate all facilities owned by Harmony. As athletic and club professionals are added to the team, periodic press releases to local media will announce selection details. Up to date information will also appear on Harmony's website, www.harmonyclub.info.

HARMONY DESIGN DETAILS

Harmony's extraordinary site topography and placement of golf, native space, and parkland interwoven with home sites creates spectacular views from every vantage point. The design guidelines speak to five-sided architectural requirements which create finished design on every side of the home and the roof. There are no minimum square footage requirements or specific directives for exterior finishes. Rather, the

guide instructs in proper execution of indigenous architecture. The design review process requires payment of a \$1200 review fee and submittal of 24" x 36" CAD drawings of proposed residences.

The framework below provides a snapshot of Harmony community details:

- Harmony will install all rear lot, 2-rail fencing constructed of: 4" x 4" dimensional timber posts with 2" x 6" dimensional timber top rails (height = 36") and 2" x 6" dimensional timber bottom, mortised into posts, built 8' on center. If side lot fencing is desired, the resident will build to match community fencing detail.
- Dog runs must be designed as part of residential architecture and approved by the design review committee. 4" x 4" or 2" x 4" black welded wire mesh may be affixed to rear and side lot fencing, but should not transform an entire yard into a pet run.
- Pets must be leashed on Harmony property and maintained by owners in a manner that does not inconvenience neighbors.
- Soils and radon mitigation testing are the responsibility of the homebuilder.
- Utilities and Schools:
 - Water: Fort Collins Loveland Water District (raw water requirement paid by builder)
 - Sewer: South Fort Collins Sanitation District
 - Gas/Electric: Exel
 - Phone: Qwest
 - Elementary School: Timnath
 - Junior High School: Kinnard
 - High School: Fossil Ridge
- Town of Timnath and Colorado Inspection Agency will provide building permit oversight and certification of home occupancy.