

DECEMBER 2016.



Navajo Ranch Homeowner's Association – Navajo Ranch Community Association
P.O. Box 1128, Walsenburg, CO 81089

To: All Huerfano County Realtors

Subject: Navajo Western Water District Regulations & Navajo Ranch Covenants

To Whom It May Concern:

As you may or may not know, the Navajo Ranch community is served exclusively by the Navajo Western Water District, a Colorado state regulated utility. The District is bound by and is required to follow all state regulations in order to preserve and maintain the status of well permits, such wells that are the source of all water that serves all the residents.

It has been brought to the attention of the HOA by numerous residents, that there are significant numbers of lots/properties for sale in the Navajo Ranch community. The HOA Board is concerned that potential buyers may not be given information and explanation about water usage and the Water District's regulations. If this very important information is not being provided or given to prospective buyers, it would seem the questions you might ask yourselves; does this meet the ethical/legal requirements of the state, in terms of disclosure? Would the lack of such information impact on a potential buyer's decision to purchase and therefore be a liability on your part if such information is not provided?

So that there is no misunderstanding of what the Regulations are, we are listing them below for your reference. The Regulations are also listed on the NWWD website and freely accessible;
<http://www.nwwd.us/index.html>

From page 3, Section I Special Conditions

“Terms and conditions of several pertinent court decrees limit water usage, from Water District sources, to in-house use only, with NO irrigation, including lawn and garden irrigation, on any of the lots”.

From page 5, Section V, Liability, Par. 2

Any person at any service location found to be in violation of these Rules and Regulations shall be served with written notice stating the nature of the violation and establishing a time frame for satisfactory corrections thereof. Failure to do so can result in disconnect from services of facilities of the Water District until such time as person shall be in compliance with Rules and Regulations, as determined by the Board.

Note: The Augmentation Plan mandated by the State Of Colorado requires the Navajo Western Enterprise to strictly enforce the in-house water rules. No outside watering is allowed for any reason including; lawns, gardens, car washing, etc. Violation of this ruling can lead to fines or even water shutoff.”

On the topic of Covenants for Navajo Ranch, we are sure that you are aware that Navajo Ranch consists of five (5) Filings, each Filing having their own covenants. There are differences in each Filing. A key difference is that in Filing 1, horses are permitted. In no other filing are horses permitted.

The minimum square footage for houses is different in each filing. The best advice we can give you is to visit the Navajo Ranch website; <http://navajoranch-walsenburgco.org/wp/>. The Covenants for each Filing can be viewed on the website and can be downloaded, printed and given to your prospective clients. We think you will agree that it is of the utmost importance that a buyer of property has knowledge and understanding of Covenants before deciding to make a purchase.

Because of the Colorado State laws pertaining to marijuana use and growing, we know that there is significant interest in the Navajo Ranch community, specifically buying vacant lots or lots with houses with the idea that the land can be used for growing. Nothing could be further from the truth. Yes, a person can grow up to 6 plants inside the house, in accordance with state law. **Absolutely no water can be used to grow plants outside or in an outdoor structure; all in accordance the NWWD regulations as state above.**

In accordance with Huerfano County regulations, no motor homes can be lived in on vacant land for longer than two weeks. In accordance with Navajo Ranch Covenants, campers are only permitted for a 2 week period. They are permitted, during house construction when a building permit is in place. **Reiterating once again, no NWWD water can be used for outside growing.**

We hope that the above information will be helpful to you when showing property in Navajo Ranch and that this will assist you in presenting accurate and factual information to your clients. It will certainly be helpful to the Navajo Ranch community, knowing that proper and factual information is being presented, possibly preventing the breaking of state law, county ordinance and Navajo Ranch Covenants.

An indirect benefit to all is that with your co-operation and support, law enforcement will have a lesser number of incidents to follow up on, hence reducing their burden and allowing them to pursue and give their attention to citizens and much more serious crime issues.

Thank you for your support and we kindly ask that you distribute this letter to all agents that work from your office. If you have any questions or concerns, feel free to call Bill Boeck, President, 719-738-2820, Email; bill_boeck41@msn.com

Sincerely,

Navajo Ranch HOA Board

Cc; Bill Irwin, Marsha Boeck, David Rogers, Deborah Clements, Richard Clements