



South Fork Ranches Master HOA

23 Buck Street
South Fork, CO 81154

www.ElkPeaksAssociations.com

New Construction Fee Schedule

Fee Description	Fee Amount	Payable to
Water Tap Fee	\$3,000	Rio Grande Water Company
Meter Package Fee	\$1,000	Rio Grande Water Company
Sewer Tap Fee	\$3,657	South Fork Water and Sanitation District
Road Maintenance Fee	\$0.50 per SF home & garage	South Fork Ranches Master Homeowners Association
Driveway Construction Fee	\$1,500 (Cash deposit or Bond)	South Fork Ranches Master Homeowners Association

Fee Details

Water Tap Fee – This fee is used to help the Rio Grande Water Company defer the cost of connecting water lines to your new home.

Meter Package Fee – This fee covers the cost of the water meter, MIU, pressure reducing valve (PRV) and the backflow prevention (BFP) valves which are required in order to provide water to your new home.

Sewer Tap Fee – This fee is used to help the South Fork Water and Sanitation District defer the cost of connecting sewer lines to your new home.

Road Maintenance Fee – This fee is based on the combined square footage of the home including the garage and is computed by multiplying the combined square footage of the new home and garage by \$0.50.

Driveway Fee – This payment can be in the form of a cash/check payment or can be a Bond of the same amount which will be held by the Association to assure that the driveway is constructed to the South Fork Ranches Master Homeowners Association’s standards. The \$1,500 payment, if paid by cash/check will be refunded within ten (10) days (assuming the driveway meets the Association’s standards) after receiving a copy of the Rio Grande County issued Certificate of Occupancy from the Owner. Likewise, any bond held in lieu of a cash deposit will be released within ten (10) days (assuming the driveway meets the Association’s standards) after receiving a copy of the Rio Grande County issued Certificate of Occupancy.

Fee Payment Procedure and Rio Grande County Building Permit

In order to proceed with construction of your home you will need to pay the water tap and the meter package fee to Rio Grande Water Company, pay the sewer tap fee to the South Fork Water and Sanitation District and pay the road maintenance fee plus the driveway fee (or bond) to the South Fork Ranches Master Homeowners Association. *At the time you pay the amounts due South Fork Ranches Master Homeowners Association, you will be required to provide proof of payment (receipts) of the Rio Grande Water Company and the South Fork Water Sanitation District fees.*



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Within five (5) business days after South Fork Ranches Master Homeowners Association's fees are paid and the required proof of payments are provided to the Association, you will be provided with an Approval Letter from South Fork Ranches Master Homeowners Association stating that your Architectural Review Application has been approved and all payment requirements have been met.

Finally, you will need to provide the Rio Grande County Building Department with a copy of the South Fork Ranches Master Homeowners Association Approval Letter in order to obtain the Rio Grande County issued Building Permit. The Approval Letter will be mailed to you after (a) the Architectural Review Committee(s) approve your application and (b) after all fees are paid.

NO CONSTRUCTION OF ANY KIND, INCLUDING DIRT WORK, IS ALLOWED UNTIL YOU HAVE RECEIVED THE BUILDING PERMIT FROM RIO GRANDE COUNTY.

Contact Information

South Fork Ranches Master Homeowners Association

Telephone: 970.285.7482

Fax: 970.285.7498

Email: SouthFork@ElkPeaks.com

Rio Grande Water Company

Telephone: 719.873.9710

Fax: 719.873.9710

Email: Info@RioGrandeWaterCo.com

South Fork Water & Sanitation District

Telephone: 719.873.5860

Email: sfsan@sfwscd.org