

Dear (insert owner's name here)

If you are building in the Pan-Ark Estates Metropolitan District (the "District") we would like to welcome you to the community.

The District is responsible for maintaining the roads and would like to request that if you are currently building, or preparing to build that you comply with the following rules and regulations:

- For everyone's safety, your construction related vehicles, including worker's vehicles, must park completely off the roadway. Impeding the passage of emergency vehicles, residents, or road maintenance vehicles will not be tolerated and may subject you to a fine of \$50/hour and/or the vehicles may be towed. Unpaid fines will be deducted from the \$5,000 bond paid by the property owner.

[Article V-Construction Activity](#)

Section 5.4 Deposit/Bond Required. A deposit (or performance bond) of \$5,000 will be required prior to issuance of a construction permit by the District. The deposit (or bond proceeds) may be used by the District to offset any damages to roads, ditches, culverts, or other infrastructure related to the Pan-Ark roads caused by work or activity completed under a construction permit. Following completion of the construction, the applicant/permittee shall notify the District that work is complete and provide evidence in the form of pictures taken before and after construction activities demonstrating completion of all excavation, mitigation, cleanup and restoration work. After inspection, the District will determine, in its sole discretion, whether additional work is required to complete excavations, erosion control, mitigation, cleanup, or restoration of the Pan-Ark roads or associated improvements. If additional work is required, the District may choose to complete such work itself, utilizing the deposit and/or performance bond proceeds to pay for such work. Any additional expenses incurred by the District will be charged to the contractor and/or property owner and shall be paid within thirtydays of receipt. If still unpaid, the District reserves the right to assess and record a lien against the property named in the permit and collect any unpaid amount, plus all costs and attorney fees incurred by the District associated with the collection of delinquent payment.

- Notify the District (panarkestates@ccgcolorado.com) if your construction requires delivery by large delivery vehicles which may need to be in the roadway for more than one hour.
- Suggested speeds are 15-20 mph for passenger vehicles depending on road grades and 10-15 mph for construction vehicle's size and weight. Please refer to the District's guide to living on dirt roads.
- [2 Living on Dirt Roads Guide.pdf](#)

Thank you for your cooperation.