



THE LODGE

Exclusively for residents of Stonebridge.

Sometimes retreat is the best way forward. This nearly 10,000-square-foot getaway offers endless life-enriching possibilities you can walk to. Maybe you'll stroll over for some cardio in the fitness room. Host a birthday party on one of two patios or a club meeting in one of the gathering rooms. Pop the popcorn for family movie night in the theatre room. Scrapbook in the craft room. Or meet friends for a game of pool, ping-pong, air hockey or cards. Lucky you. If you live in Stonebridge, the place is all yours.

At Stonebridge, an exclusive community within Meridian Ranch, life follows your lead. Discover more at MeridianRanch.com.



MERIDIAN RANCH
A GOLF & RECREATIONAL COMMUNITY

FREQUENTLY ASKED QUESTIONS: STONEBRIDGE AT MERIDIAN RANCH

Stonebridge's additional features and amenities make it a neighborhood unlike any in Meridian Ranch or Colorado Springs. In addition to the information contained in the Meridian Ranch Frequently Asked Questions (FAQs), the following information will explain the added features and amenities exclusively for Stonebridge residents.

What makes Stonebridge unique?

Stonebridge is an all-ages community with its own covenants and guidelines specially designed to ensure a wonderful and relaxing lifestyle. Stonebridge is located in the center of Meridian Ranch, within walking distance to the many community amenities such as the Antler Creek Golf Course, the Meridian Ranch Recreation Center, the CreekView Grill, the trail systems and community parks. Stonebridge homes are designed for easy entertaining and convenience.

Is Stonebridge within the boundaries of the Meridian Service Metropolitan District?

Yes, Stonebridge residents are members of the Meridian Service Metropolitan District described in the Meridian Ranch FAQs, and enjoy the services and benefits the District provides to all Meridian Ranch residents.

Can residents of Stonebridge use the Meridian Ranch Recreation Center and all the community parks?

Yes, Stonebridge residents are also part of the Meridian Service Metropolitan District (MSMD) and enjoy all of the benefits of the community as a whole. For more information, please see the Meridian Ranch Frequently Asked Questions.

Can non-Stonebridge residents use the Lodge at Stonebridge?

No, only Stonebridge residents and their guests can use the Lodge at Stonebridge, subject to the Lodge's rules and regulations.

Do residents of Stonebridge belong to a homeowners association?

Yes, residents of Stonebridge belong to the Stonebridge Homeowners Association, which will be responsible for implementing the Stonebridge Design Guidelines, enforcing the Stonebridge Declaration of Covenants, Conditions and Restrictions (CC&Rs), contracting for trash and recycling pickup, and owning and operating the Lodge at Stonebridge.

Residents of Stonebridge will pay monthly dues to the Stonebridge Homeowners Association for these services.

Stonebridge residents must submit a landscape plan prior to installing their initial landscaping. While there is no charge for the original landscape design review, a nominal fee will be charged for subsequent design reviews for additions such as sheds and for a change of exterior paint colors.

It is very important that each homeowner at Stonebridge review the Stonebridge CC&Rs and Design Guidelines prior to designing and installing landscaping or making additions or changing the exterior of the home. There is a \$50.00 submittal fee for any improvements made after the initial construction of the home and landscaping by the builder.

The Stonebridge Homeowners Association is managed by Warren Management Group. The phone number for the Stonebridge Homeowners Association is 719.685.8743, the website is StonebridgeMeridian.nabrnetwork.com and the email address is Stonebridge@warrenmgmt.com.

What are the Stonebridge Homeowners Association dues?

In addition to the Meridian Ranch MSMD monthly fees, the Stonebridge Homeowners Association dues are currently \$68.00 per month, which include the operation, maintenance, and staffing of the Lodge at Stonebridge as well as each resident's trash and recycling service.

Who provides trash pickup services?

Unlike the rest of Meridian Ranch, where trash pickup services must be contracted directly with the trash disposal company by each individual homeowner, the Stonebridge Homeowners Association has contracted for trash pickup services through Home Builders Services of Colorado Springs (HBS). HBS will provide two 95-gallon totes, one for trash and one for recycling, to each residence. Trash is picked up weekly by HBS on Wednesdays, and recycling is picked up on the first and third Wednesday of each month. All totes should be returned to the garage area after pickup. For additional information contact Home Builders Services of Colorado Springs at 720.791.6999.

