

PELICAN LAKE RANCH & EQUESTRIAN CENTER

Community Facts as of 2018

Pelican Lake Ranch (PLR) is a Planned Unit Development with 186 acreage home sites currently platted in Filing One. The entire development is approximately 3,500 acres, approved for 800 homes at full build out, and nearly one thousand (1,000) acres of open space and wildlife preserves.

PLR is a well planned residential community with acreage estate lots ranging in size from one to three (1-3) acres. Homes range in price from \$300,000 to over \$800,000, with lot prices ranging from \$75,000 to \$150,000.

The property is situated next to Milton Reservoir in the high prairie of Northern Colorado. Milton Lake is leased to a private sporting club called Haven Sporting Club that offers memberships for water skiing and hunting with big plans for many other sporting activities.

The land east of the canal and north of Milton Reservoir is used as recreational open space. There is a beautiful 18 acre lake on this property called Lake Christina. Lake Christina includes a nature preserve, stocked fishing lake, camping and picnicking facilities, BBQ, equestrian facilities, maintained trails and signage about the birds and habitat in the area. Residents can take advantage of their own nature preserve, bird estuary, walking trails, equestrian trails, cross country jump course, fishing and canoeing. Lake Christina is stocked with trout and warm water fish species including bass, catfish, perch, and blue gill.

Current amenities at Pelican Lake Ranch include a swimming pool and cabana, playground, tennis court, sports court, basketball, putting green, park, shuffle board, community BBQ, RV/Boat storage facility, miles of walking and riding trails, a Community Information & Sales Center, beautiful landscaped entry with monumentation and entry building. Property owners enjoy use of Lake Christina including a stocked fishing lake and acres of open space and an equestrian cross country jump course and riding arenas.

The resort style swimming pools, cabana, tennis and sport courts, playground, and BBQ area are top notch and not crowded. The fishing lake is well stocked. An outdoor, on-site RV/Boat storage facility is available for residents at below market rates. Ninety-five (95%) of the lots allow horses and barns.

Pelican Lake Ranch is a covenant protected community and has a Property Owners Association (POA). The primary function of the POA is to enforce the covenants, provide architectural control, and other administrative and legal functions. The POA annual dues are less than \$400 per year.

Metropolitan Districts have been established to finance, acquire, complete and operate certain public improvements, including but not limited to streets and drainage, roads, water, parks and recreation, common amenities, mosquito and rodent control and other services within its boundaries. The Metropolitan District(s) own, operate and manage all of the common facilities and amenities within Pelican Lake Ranch.