

Water in the State of Colorado

- Initial Water Usage Determined
 - State/Developer/Engineers
 - Kings Deer Classic - .38 ac/ft/yr
 - Cathedral Pines - .441 ac/ft/yr
 - Wissler Ranch - .375 ac/ft/yr
 - Bent Tree - .44 ac/ft/yr
- State Enforcement of Water Augmentation Plan
 - Well Readings to HOA and then to State of Colorado
 - Beginning of Water Case developer requested State not enforce water overages while case was in process (approximately 4 years ago)
 - State will begin enforcement actions against residents that are exceeding water allocation.
- States Potential Actions – Court Orders
 - More frequent reporting
 - Fines – may be up to \$500/day
 - Limit pumping – no external irrigation
 - Complete shut down of well

Kings Deer Water

- Developer recognized water issues
 - Developed submitted a test case to deed additional water in Kings Deer. Test case was approved (case number 2012CW85)
 - Working on this case for 10 years with the HOA/State of Colorado
 - Covid stay at home orders more water is being consumed (Work at home, home schooling, etc ...)
- You can now purchase additional water rights in Kings Deer
 - Limited number of water shares are available
 - Water shares can be deeded to a new owner with the sale of the property

Kings Deer Water

- Benefits of Additional Water to Residents
 - No state enforcement against your property/well
 - Additional resale value to your home
 - Addition to your landscaping
 - Add a water feature
 - More comfortable living (don't have to worry about water usage)
- Palmer Divide Water Company to execute Water Purchase Program

Palmer Divide Water Company

- Water is a valuable resource in Colorado
 - Cathedral Pines Residents paid \$9,500 for .4/ac/ft
 - Donala Water paid \$26,000 for 1 acre foot of water
 - Purchase .75 acre foot of water from Woodmoor Water \$3,262/yr
- Proposed Water Purchase Program
 - Recorded deed for additional water, approximately doubling current water amounts to .75 acre/feet/year
 - Increase well permit to Pump 244,388 gallons from existing well
- Purchase Offer (Introductory Offer until June 30)
 - \$6,000 Water Rights Price (one time) and \$500 Administrative Fee (one time) and \$200 legal/recording fee (one time) and \$800 KD HOA Reserve Fee (one-time) for a total of \$7,500.



Purchase Process

- KD Resident sign Water Purchase Agreement & pay \$7,500 fee
- PDW create Water Deed and Signs
- PDW record Water Deed with El Paso County and original recorded deed sent to resident
- PDW create and submits new well permit with State of Colorado and PDW pays submittal fee, KD Resident must sign permit
- PDW submit HOA Fee to KD HOA
- PDW report to State Water Commissioner all purchases

Kings Deer Water Purchase

- If you are interested in purchasing, please email or text me the following information. Full name(s) of purchasers (same as on deed of home), address for the purchase, Contact info (cell phone, email).
- Bart Atkinson – Text 719-321-3847 or email at bart@actionteamco.com
- Palmer Divide Water will send you a purchase agreement to sign electronically. We will arrange to pick up your check or money order to complete the transaction.