



UTILITIES & SERVICES:

- Utilities: City of Colorado Springs (Gas, Water, Waste water & Electric)
- Hi-speed Internet and Cable/HDTV: Comcast or CenturyLink
- Telephone: CenturyLink

COMMUNITY CHARTER: The Wolf Ranch Community Charter sets forth structure and standards for development, expansion, administration, maintenance and preservation for the entire community. The charter is a governing document of the Wolf Ranch Association.

FAQ

Q: When did development at Wolf Ranch begin?

A: The community opened in January, 2004, and up to 8,000 homes are planned.

Q: What is the price range of homes at Wolf Ranch?

A: Home prices start in the high \$200s for single-family.

Q: In addition to single-family homes, what other kinds of uses will there be at Wolf Ranch?

A: There are about 50 acres of neighborhood commercial and mixed-use sites at Wolf Ranch. This includes the town center area in the heart of the community, sites for neighborhood commercial use near Research Parkway and Powers Boulevard, and sites for town homes, condominiums and apartments.

Q: What about trails, parks and open space?

A: Parks and trails are already constructed and are regularly used. The development will have over 10 miles of trails and 300 acres of open space as the community grows.

Q: When will the lake be built?

A: As the development grows north an approximate timeline will be announced.

Q: When will Research Parkway and Briargate Parkway be built?

A: The first phase of Research Parkway has been built. Later phases, and Briargate Parkway into Wolf Ranch, will be built as the project progresses.

Visit the Wolf Ranch builders in-person or on-line.



Inspirational floorplans, spacious rooms, and personal touches everywhere.



The Difference Really Hits Home.



COVINGTON HOMES



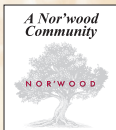
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Contact your professional Realtor® for details.

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This general overview of the various information is not intended to serve as a definitive or all-inclusive source of information on the above or additional topics. While care has been taken to provide current and accurate information, prospective home buyers should contact their builder or professional Realtor® for a complete and current copy of the source(s) from which this information is drawn.



WOLF RANCH

Discover

The Best Address in Colorado Springs



A New Way of Living!

With over 300 acres of open space and parks, including a dog park and more than 10 miles of trails, Wolf Ranch is designed to bring people out of their homes to share the great outdoors. Landscape design is scaled for pedestrian appeal, and meticulous attention to detail is a Wolf Ranch standard.

From grassy sanctuaries that are a modern-day equivalent of the neighborhood commons to community parks and recreational facilities, Wolf Ranch is your private playground.

In the center of the community will be Wolf Ranch Park with its scenic lake and waterfront amenities that will anchor the extensive park plan.

Academy School District 20- A Place To Learn and Grow

Ranch Creek Elementary School is located in Wolf Ranch.

The award-winning Academy School District 20 offers a variety of choices, including charter schools and private academies for specialized studies, many with IB programs.

A Convenient Location

Many of the city's best shopping, dining, entertainment and major healthcare facilities are just minutes away, including First & Main Town Center.

Primary streets in Wolf Ranch quickly connect to surrounding arterials to get you where you want to go quickly, while minimizing residential area traffic.

An Eye To The Future

The Wolf Ranch Owners Association provides ongoing community governance, including landscape and architectural review.

The Community Council helps create opportunities for Wolf Ranch residents to get acquainted and stay connected.

Wolf Ranch Facts

LOCATION: Wolf Ranch is in northeast Colorado Springs at the intersection of Research Parkway and Powers Boulevard. The boundaries of Wolf Ranch are on the west at Powers Boulevard, on the east by Black Forest Road, on the north by Old Ranch Road, and on the south at Cottonwood Creek.

SIZE: 1,982 acres including 100 acres for schools; 13 acres of neighborhood commercial use; 38 acres of mixed-use development; 1,438 acres of residential development; over 300 acres for parks and open space, including a dog park; and 10 miles of trails.

COMMUNITY VISION: Wolf Ranch features a new urban west community design that includes a diverse collection of America's favorite home styles, pedestrian-friendly neighborhoods and gracious, tree-lined boulevards with roundabouts. Every Wolf Ranch home builder adheres to rigorous quality standards, from four-sided architecture to landscaping and community design approaches that will stand the test of time. Wolf Ranch streets will all look unique, because the builders may not repeat an elevation of a home, within five houses.

The community master plan preserves and enhances the area's natural resources and terrain, from spectacular views of Pikes Peak to underground springs and wetlands.

Ultimately, Wolf Ranch will feature a town center, expansive open space and developed parks, a 14-acre lake and a variety of additional community recreation amenities.



D-20 SCHOOLS: Students of the Wolf Ranch community attend award-winning Academy School District 20 schools. Located in The Villages, Ranch Creek Elementary School offers classes from preschool through fifth grade. Students that reside in Wolf Ranch and follow the D-20 feeder system, upon graduating from Ranch Creek Elementary, will move on to attend Timberview Middle School and Liberty High School. Choices in D-20 include neighborhood schools, charter schools, private academies, specialized studies and IB programs. Visit www.asd20.org for details.

PROPERTY TAX STRUCTURE: Approximately 118 mills, including the 40 mills referenced under Metropolitan Districts.

METROPOLITAN DISTRICTS: Wolf Ranch is in the Upper Cottonwood Creek Metropolitan Districts which operate with the Old Ranch Metropolitan District pursuant to an intergovernmental agreement among the Districts. The purpose of the Districts is to assist in the financing of major infrastructure in and adjacent to Wolf Ranch. The Districts will also be responsible for operation and maintenance of the Wolf Ranch Recreation Centers, lake, the Briargate and Research Gateway Parks, and the Wolf Ranch trail system. The District mill levy is 40 mills and is included in property tax statements.





COMMUNITY COUNCIL: To create a structure for social interaction among Wolf Ranch residents, a Community Council has been established, funded by a community enhancement fee of 0.10% of the sale price on all home sales, at a maximum of \$500.

The Wolf Ranch Community Council is a unique social program that offers entertainment opportunities, such as concerts-in-the-park and resident events/parties and community-wide garage sales. Community Council has been designed to fund social programs in perpetuity.

OWNERS ASSOCIATION:

The Wolf Ranch Owners Association provides governance for the community, including landscape and architectural review.

The association is funded with a working capital assessment of \$100, collected and paid at closing to the Wolf Ranch Owners Association. The base assessment is subject to annual revision. Current association dues are \$26 per month, which includes common trash collection. Recycling service is available for an additional fee.

The sub-associations within Wolf Ranch, at The Overlook and Parkwood, establish their own additional HOA budget and assessments.

COMMUNITY AMENITIES:

★ The Wolf Ranch Recreation Center amenities include: outdoor pool, water splash park, picnic areas, clubhouse with meeting rooms, programs and a full kitchen. The center also has a year-round playground and is a wireless internet (wi-fi) hot spot. The Falfins' pool cover extends pool use opportunities to year-round.

GP The Gateway Park at Wolf Ranch has a large pavilion, small lake with a waterfall and fountain, picnic tables and benches. This park also provides a Wireless Internet (wi-fi) hot spot for public use.

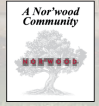
P Westcreek Park, the first Wolf Ranch City park, has playground equipment, picnic tables, pavilion, seating and an in-line roller hockey/basketball court.

WOOF Ranch Dog Park is natural landscaping and amenities include: small dog area, large dog area, agility section with 9 pieces of equipment, 6 benches for sitting, dog trash station, leash dock for hanging leashes, bulletin board for information, but bring your own water.



Not to scale, subject to change. This Land Use Plan is illustrative of the land uses permitted by the Wolf Ranch Master Plan. A copy of the approved Master Plan may be obtained from the City of Colorado Springs.

719.597.WOLF
(597-9653)
Wolf-Ranch.com



Land Use Plan

- MODEL HOMES**
- FUTURE MODEL HOMES**
- DENSITY .99 MAX/ACRE**
- DENSITY 1.99 MAX/ACRE**
- DENSITY 3.49 MAX/ACRE**
- DENSITY 7.99 MAX/ACRE**
- DENSITY 11.99 MAX/ACRE**
- DENSITY 24.99 MAX/ACRE**
- MIXED USE DENSITY 25.00 MAX/ACRE**
- NEIGHBORHOOD COMMERCIAL**
- RANCH CREEK ELEMENTARY**
- SCHOOL SITE**
- WR GATEWAY PARKS**
- CITY PARKS**
- OPEN SPACE**
- NEIGHBORHOOD POCKET PARK**
- COMMUNITY TRAILS OFF STREET BIKE PATHS**
- WR RECREATION CENTER**
- WOLF RANCH LAKE**
- WETLAND PONDS EXISTING/PROPOSED**
- ROUNDABOUTS**