

TVW - A Premier Mountain Community



MILLION DOLLAR VIEWS OF THE SPANISH PEAKS!

IMPORTANT INFORMATION

In order to allow Owners to enjoy their property even before building a residence, camping is allowed in an RV, tent, or trailer for short periods of time.

The Tres Valles West **GOVERNING**

DOCUMENTS provide for the management of Tres Valles West so as to protect the value and desirability of the community, the Common Area and the individual lots therein.

ARCHITECTURAL REVIEW provisions in the Governing documents provide that all Owners' construction and landscaping conform to and harmonize with the existing surroundings thus maintaining property values in the community.

Tres Valles West has an **OWNERS ASSOCIATION** where volunteer committee members and the Board of Directors oversee the critical aspects of maintaining this premier development.

FEES - An annual assessment fee is charged to all Owners. The 2015 fee is \$523. All Owners also pay a monthly water availability fee of \$53.



TRES VALLES WEST COMMITTEES

ARCHITECTURAL REVIEW

COMMUNITY WATER SYSTEM

COMMON AREA

COMMUNICATION

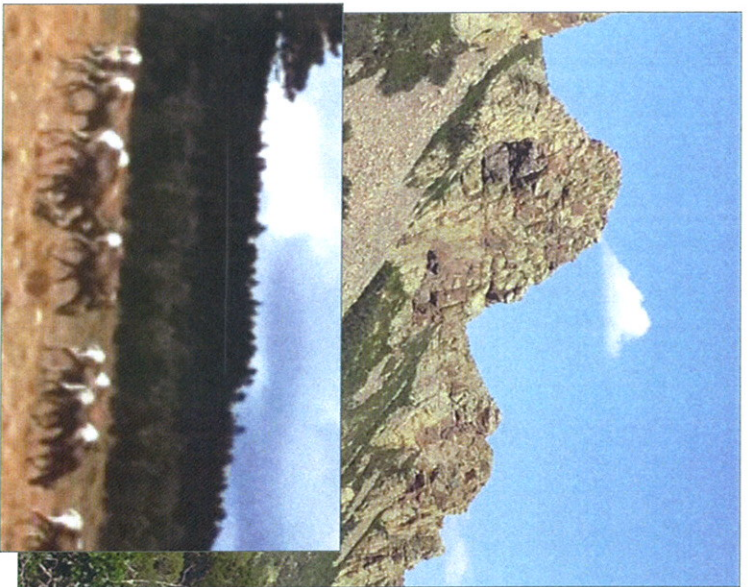
LONG RANGE PLANNING



COMMUNITY WATER SYSTEM

Two springs are the sources for water at Tres Valles West. Water is piped into the water plant filtration system from the springs, and once "finished" and ready for consumption it is pumped to a 30,000 gallon holding tank for distribution throughout the community. The water system is owned by Tres Valles West and is designated as a public water system by the state of Colorado. A most valuable asset for all Owners, water Service Lines can be made available for any Owner from the existing Main lines.





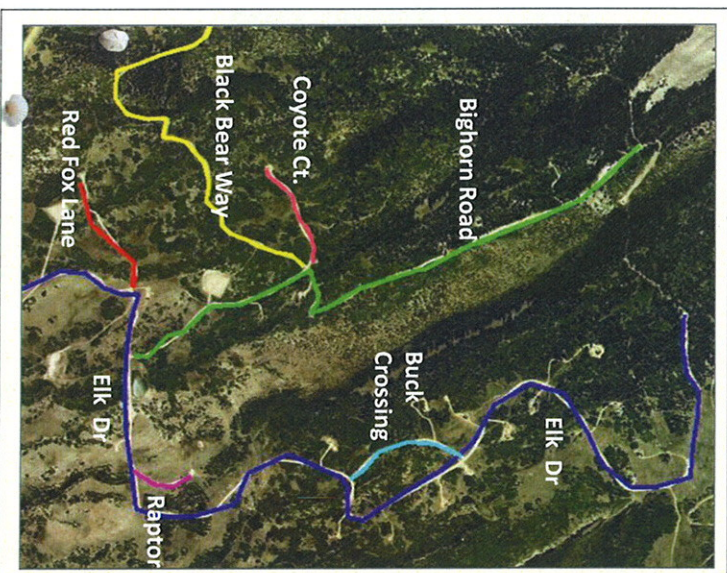
RANCH INFORMATION

One of the best assets of Tres Valles West is the approximately 2600 acres of Common Area. This area is valued and protected by the Owners. The proper balance between protection of and access to this area adds to the value of Tres Valles West and the lots and homes thereon.

Electric, phone and internet services are all available. Owners provide their own septic service. Trash disposal service is provided by the community.

The seven miles of gravel roads are owned and maintained by the Owners Association with appropriate snow removal for winter access.

There are multiple ponds on the property; two are stocked with trout. A Water Decree with the state of Colorado, granted in 2013, gives Tres Valles West the right to fill the ponds and have them available to Owners for esthetic and recreational pleasure.



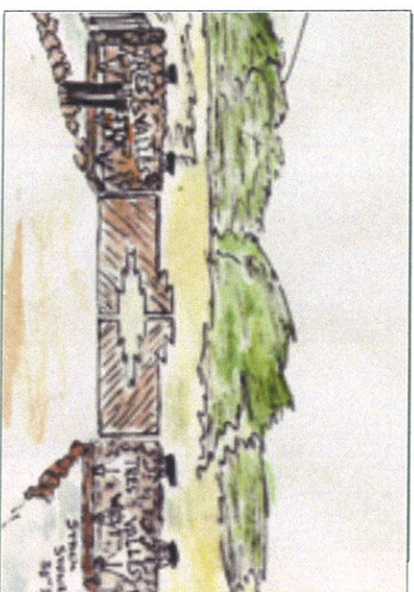
WILDLIFE

A large herd (200+) of Elk frequent the property - particularly in the East Valley. TVW is also home to a herd of Big Horn Sheep who hang out on the Dyke Wall of the East Valley. Bear are frequent visitors as are Mountain Lions, Wild Turkey, Bobcat, Coyote, as well as Mule Deer and Prong Horn Antelope.

LA VETA REALTOR
LA VETA, COLORADO 81055
WORK PHONE

TRES VALLES WEST

RANCH COMMUNITY



Tres Valles West is a gated community covering approximately 3000 acres in the Sangre de Cristo Mountains in southern Colorado. The entrance gate is on the north side of Hiway 160, 1/2 mile west of mile marked 286. There are 80 five-acre lots deeded for residential building - all spread along winding roads.

Key features of Tres Valles West include:

- Community Water System
- Year round accessibility to the property
- Abundant wildlife.
- Stocked trout ponds

Trails for hiking, horseback riding and off road vehicles allow owners access to the exquisite expanse of the Common Area.