



April 1, 2026

Dear Heritage Ridge Residents,

The Heritage Ridge Board of Directors, Pool Committee, and Management Team are excited to announce the opening of the Heritage Ridge pool for the 2026 season! Please find enclosed some important information for your review. We appreciate you taking the time to read through this information.

**Pool Season:** The Heritage Ridge pool is scheduled to open at 6 am on Saturday, May 23<sup>rd</sup>, 2026, weather permitting and will close for the season at 9 pm on Monday, September 7<sup>th</sup>, 2026.

**Pool Hours:** 6 am to 8 am adults only lap swim and 8 am to 9 pm open swim, seven days a week.

**Pool Fees & Payment Information:** The pool fee for the 2026 season will be \$216 per home. Homes will receive one bill of \$216 for the Pool Fees on January 1st. If you have not yet paid your pool fee, please do so immediately via the online portal. You may also mail or drop off a payment to CCG's office. Please contact our billing department at [billing@ccgcolorado.com](mailto:billing@ccgcolorado.com) if a payment plan is needed. If you do not pay your pool fees before opening day, the District has the ability to not provide access to the pool until the fees are paid.

**THE POOL FEE IS MANDATORY FOR ALL HOUSEHOLDS. Failure to pay will result in late fees and interest applied to your account. District fees are defined by C.R.S. Title 32 as perpetual liens with priority over any existing mortgage and can be certified to the County Assessor for collections. The Board is evaluating outstanding balances and will pursue further collection efforts.**

**Lifeguards:** The District will *not* hire lifeguard services for the 2026 season, nor will the District be hiring pool monitors.

**Pool Restrictions:** All members and their guests must always abide by the pool rules. It is imperative that all pool users comply with all posted signs. Disrespect, and/or failure to abide by the rules and regulations will *not* be tolerated. Residents should monitor the behavior at the pool and report any rule violations to CCG immediately by calling the emergency phone line at 970-829-2710. In the case of a medical emergency please dial 9-1-1.

**Pool Liability Waiver & Pool Key Request Form:** Each household is required to sign a liability waiver for our records prior to gaining access to the pool in 2026, regardless of whether one has been signed in previous years or not. The waiver is contained in this packet of information. Please sign, scan, and email it to our office at [heritageridge@ccgcolorado.com](mailto:heritageridge@ccgcolorado.com) or mail to the address listed below. If your household has more than two adults or five dependents, please contact CCG for an additional waiver form. If you are new to the community, or your contact information has changed, please fill out the pool key request form and return it to our office via mail or email.

Heritage Ridge Metropolitan District  
2619 Canton Court, Suite A  
Fort Collins, Colorado 80525



**Pool Key Fobs:** Each home should have two key cards for the pool. If a pool key has been lost, a \$25 charge will be required to replace the key. If you have recently moved into the neighborhood and did not receive keys from the previous homeowner, please fill out the pool key request form and we will get keys delivered to you as soon as possible. If you previously received keys but need new keys issued, your account will be charged \$25 for each replacement key requested.

**Private Party Reservations:** The Heritage Ridge pool facility is available for rent on Tuesday and Thursday evenings from 5 PM – 9PM. The reservation form is located on the District's website which details the associated fees and times for reservations. Please contact CCG with any questions about how to reserve your event. Please note: Friday, July 4, 2026 is excluded for reservations.

**Pool Input & Activities:** If you have ideas to contribute regarding possible activities at the pool, or if you would like to volunteer to help, please contact the pool committee by email at [heritageridge@ccgcolorado.com](mailto:heritageridge@ccgcolorado.com).

Should you have any questions after reading these documents, please feel free to email or call our office. We look forward to a fun-filled summer at the Heritage Ridge Pool!

Thank you,  
Heritage Ridge Management Team

## 2026 HERITAGE RIDGE METROPOLITAN DISTRICT POOL RULES AND REGULATIONS

### GENERAL USE INFORMATION

**As more fully set forth in the Resolution of the District's Board of Directors:**

- Use of the pool is restricted to Heritage Residents and their guests 6 am to 9 pm every day.
- Each resident household is required to pay an annual pool membership fee of \$216.
- An invoice has been mailed to each resident household by Centennial Consulting Group (CCG) payable in full of \$216. **Full payment must have been received prior to gaining access to the pool.**
- If payment is received after the pool has opened for the season, please allow 1-2 weeks to receive or have your keys activated for access to the pool.
- **The pool fee is mandatory** for all homeowners within the Heritage Ridge Community.

### WAIVER

All Heritage Ridge Members who have not yet done so must carefully read and sign the 2026 Pool Waiver Agreement provided by CCG in order for their key cards to be activated or to receive keys for access to the pool. **Regardless of whether a waiver has been signed in previous years, the 2026 Waiver must be signed and returned to CCG.**

### KEY FOBS

Each household that has paid the pool fee, and that has not previously received 2 key cards, will be issued 2 key cards. Keys that were issued previously are still valid once activated by CCG. Key cards are for resident use only. Any non-resident using a key card without the accompaniment of a resident will result in the key being immediately deactivated and loss of privileges for the season. Replacement key cards can be obtained by contacting CCG at 970-484-0101, ext. 973. The replacement cost is \$25 per key card.

### PRIVATE PARTIES

The pool is available for residents to rent for private parties on Tuesdays and Thursdays from 5:00 pm - 9:00pm with at least two weeks advance notice, on a first-come first-served basis. **Please note:** Friday, July 4, 2026 is excluded for reservations. The entire rental fee of \$300 for Heritage Ridge Residents is due when making the reservation. There will also be a \$100 damage deposit due at the time of reservation (\$400 total). The damage deposit will be returned following inspection of the premises. Please email [heritageridge@ccgcolorado.com](mailto:heritageridge@ccgcolorado.com) for a copy of the rental reservation form and checklists.

### POOL HOURS

The pool will be open to Heritage Ridge residents from 6 am to 9 pm seven days a week. **The hours of 6 am to 8 am will be adults only lap swim.**

### SAFETY

- **The pool will NOT be governed by a pool host or lifeguard.**
- **Any child under 14 MUST be accompanied and supervised by an adult (18+) resident or caregiver.**
  - That person is responsible for the supervision of children under 14 at all times.
- **Children ages 0-6 must be accompanied by an adult in the water within arm's reach.**
- **Non-swimmers of any age must be within arm's reach of an adult who is in the water.**
- Children of Member households aged 14-17 **who know how to swim** may swim without adult supervision but may not bring guests without an adult or caregiver.
- A defibrillator is located in the pool house for emergency use only.
- **In case of thunder or lightning, evacuate the pool immediately.** Swimming should not resume until 30 minutes after the last occurrence.
- Please refer to the message board and/or signs posted on site for additional guidelines pertaining to use of the pool.

### GENERAL RULES

- All pool users must comply with the rules and regulations as described herein.
- Registered service animals are welcome on the pool deck. No other animals or pets are permitted in the pool facility or on the grounds.
- Alcohol is strictly prohibited inside the pool facility.
- Residents will enter the facility on the east end of the pool, under the pergola.
- All residents should leave through the north gate marked exit only.
- Upon entry, residents may use the chairs located on the pool deck.
- No glass containers are allowed in the pool facility.
- Food is restricted to 5 feet from the water.
- The Heritage Ridge pool facility is a non-smoking facility. This includes vaping.
- Trash is to be disposed of in pool area receptacles.
- Bicycles, tricycles, skateboards, in-line skates and other play equipment are not allowed in the pool facility.
- Due to limited swimming space, large flotation devices are not allowed.
- Residents should police themselves. Any violations of the rules and regulations should be reported to CCG immediately by calling 970-484-0101 X 973 or the emergency line at 970-829-2710.
- All swimwear must be in good taste and appropriate for a family facility. Street clothing, including cut-offs, shorts or underwear, are not allowed in the pool.
- Bad language, rough play, dunking, running, spitting, and other disruptive behavior is not allowed.
- No diving is allowed from any area of the pool.
- Families can bring coolers; please limit one per family and it is recommended to not share food/drink items outside of your party.
- Please bring your own beverages.
- Gum and sunflower seeds are not allowed.

### **HYGIENE**

- Waterproof swim diapers are required for infants and toddlers and will only be allowed in the kiddie pool.

### **NOISE RESTRICTIONS**

- Personal radios/stereos are allowed only if headphones or earbuds are used. There will be exceptions to this rule for parties. (*Volume for parties needs to be kept at a level to respect the neighboring homeowners.*)

### **GUEST PRIVILEGES**

- Heritage Ridge Residents are welcome to bring guests to the pool. The resident host must accompany their guest(s) at all times. Resident children may be accompanied by non-Member caregivers.
- Residents may host up to 3 guests, except on Memorial Day, Father's Day, Fourth of July, and Labor Day.
- Guests are required to be informed and knowledgeable about all pool rules and regulations and are required to comply with such regulations. It is the hosting resident's responsibility to ascertain whether their guests' conduct is appropriate.

### **LOSS OF POOL PRIVILEGES**

- Residents and guests who violate pool rules may be asked to leave the pool facility by the District management team or any member of the Board of Directors.
- Extreme, excessive, blatant, or frequent violation of the rules by guests or residents may result in loss of the resident's pool privileges for the season and deactivation of key fobs.
- Non-resident guests who lose pool privileges may be denied access to the pool permanently.

**HERITAGE RIDGE METROPOLITAN DISTRICT**  
**RELEASE OF LIABILITY, WAIVER, INDEMNIFICATION AND HOLD HARMLESS AGREEMENT**  
**2026**

I have been informed and understand and agree that before I can use the Amenity Center and Swimming Pool (the “**Pool**”) owned by the Heritage Ridge Metropolitan District (the “**District**”), I must affirm by signing below that I have carefully read and agree to all the terms of this Release of Liability, Waiver, Indemnification and Hold Harmless Agreement (this “**Agreement**”).

I am at least 18 years old. I have listed below all persons who are younger than 18 years who will accompany me in the use of the Pool or area around the Pool and for whom I have authorized and accepted full responsibility for their use of the Pool. I am the parent or legal guardian of all such persons listed below and have the full right and authority to enter into this Agreement on behalf of myself and all such persons. All such persons are referred to in this Agreement singularly as a “**User**” and collectively as “**Users**.”

**Acknowledgment of Risk.** As a condition of, and in consideration of, the District permitting me and the Users listed below to use the Pool, or enter the area around the Pool, on behalf of myself and all Users, I fully understand and acknowledge that there are hazards, risks and dangers associated with my or Users’ use of the Pool, which may result in injury or illness to myself or Users, including drowning, illness from contaminants in the water, accidents, serious bodily injury or even death.

I acknowledge that I fully understand that the use of the Pool subjects me and Users to risks that are both known and unknown, including risks and dangers that are inherent to swimming, playing in or being near water and the other activities that occur in and about a swimming pool, even as a spectator. Those risks also include lightning, weather and other acts of God or forces of nature and the negligent, reckless or intentional acts of other persons or the negligent acts or omissions of the District, its officers, agents, directors and shareholders, managers, employees, subcontractors or independent contractors. All such risks are referred to, for convenience, as the “**Risks**.” I further acknowledge that the listing of the Risks is not inclusive of all possible risks associated with the use of the Pool and that the above list in no way limits this Agreement.

I am responsible for and will monitor the activities of myself and Users in or about the Pool to assure that my and Users’ activities in and about the Pool are conducted in a manner that is safe and does not create a risk of danger or injury to myself or Users, or to any other person or damage any property of the District. I will not permit myself or any User who does not have appropriate training and skill to swim, play in, or be near any area of the Pool that contains water that is a depth sufficient to create a risk of harm without proper supervision, which shall be solely my responsibility to provide.

**Release and Waiver and Agreement Not to Sue.** In consideration of the District allowing me and all Users to use the Pool, I hereby **RELEASE, DISCHARGE, HOLD HARMLESS AND AGREE NOT TO SUE, OR MAKE ANY CLAIM AGAINST**, the District, agents, directors, managers, employees, or independent contractors (the “**Protected Parties**”), for and from any and all foreseeable or unforeseeable injuries, deaths, losses, actions, claims, judgments or damages of any kind and nature, including attorney fees and court costs, which I or any User, or my or a User’s heirs, personal representatives, executors, administrators, successors and assigns might assert, incur, suffer or have, resulting from, arising out of or relating to any Risks or otherwise arising out of or in any way related to the use of the Pool or District facilities.

**THIS RELEASE SPECIFICALLY INCLUDES ANY LOSS, INJURY OR DEATH THAT RESULTS FROM, ARISES OUT OF OR RELATES TO ANY NEGLIGENT ACT OR OMISSION OF THE DISTRICT OR OTHER PROTECTED PARTY AND SHALL BE FULLY EFFECTIVE REGARDLESS OF ANY SUCH NEGLIGENCE.** Negligence, as used herein, shall include, but not be limited to: failure to make reasonable and prudent efforts to determine whether the representations that I have made are accurate and true and whether I or any User has the skill and training to swim in, or otherwise engage safely in the use of, the Pool and/or recreation equipment; to discover or correct any dangerous condition, including any latent condition in or about the Pool or any other land, facilities or equipment of the District, whether or not warning signs have been conspicuously posted. It is my intent, and I acknowledge and agree that this Agreement shall be construed broadly to provide waivers, releases, and indemnification to the maximum extent permissible under Colorado law.

**Without limiting any representation or agreement stated above, I acknowledge and accept that the use of the Pool is voluntary and is made available only to those persons who acknowledge their awareness of the dangers involved and assume all known and unknown risks. I alone shall be solely responsible for my safety and well-being, and for that of all Users, and for all expenses that arise directly or indirectly from the use of or activities involving the use of the Pool by me or any User.**

**Indemnification and Hold Harmless.** In further consideration of my and the Users being permitted to use the Pool, I agree to hold harmless, defend, indemnify and reimburse the Protected Parties from all claims, damages, third party claims and losses, including their own losses, expenses, damages, attorney fees and court costs that arise from any claim asserted against any of the Protected Parties by me or any User, or on behalf of me or any User, which I have agreed to and have released by this Agreement or that is otherwise related to my or any User’s use of the Pool, or District facilities.





## Heritage Ridge Metro District 2026 Pool Key Request Form

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Primary Phone Number(s): \_\_\_\_\_

Primary Email Address(s): \_\_\_\_\_

Mailing Address (if different from property address): \_\_\_\_\_

**The below requirements MUST be satisfied before pool keys will be issued or activated.**

I/we have read and agree to abide by the 2026 Heritage Ridge Pool Rules.

I have signed and attached the 2026 Heritage Ridge Pool Liability Waiver. All household members are accurately listed on the signed pool waiver.

I understand that any lost pool key will result in a \$25 fee per key.

The 2026 \$216 pool fee must have been paid in full in addition to any outstanding unpaid balances or fines.

All previously issued pool keys will be activated once the requirements above are satisfied. If you were issued keys during any previous seasons or earlier, you do not need to request new keys.

**If you are a new homeowner and have not yet received your keys please fill out the following:**

(Homeowners that reside in Heritage Ridge only) I would like my pool key dropped off at my house in the following location:

\_\_\_\_\_ (e.g. under doormat)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Please complete and return this form to CCG before May 19, 2026, to ensure that your access to the pool will be available on opening day! Starting May 24, 2026, please allow up to one week for processing and delivery of any requested keys once all documents are received. We look forward to seeing you at the pool!