



Good, we're glad you asked...

IS SONDERS FORT COLLINS AN AGE-QUALIFIED, 55+ COMMUNITY?

No, Sonders has been designed to appeal to active-agers which can be any age. Active agers are individuals and families looking for more free time, more things to do, more meaning in their life and more fun.

WHAT DOES THE NAME SONDERS MEAN?

The name Sonders comes from the word sonder which means the realization that each random passerby is living a life as vivid and complex as your own. Planning and designing a community around this simple yet fundamental premise gave Sonders its premise...and its name.

WHEN WILL SONDERS BE COMPLETE?

Development plans for completion in approximately late 2026/early 2027.

HOW MANY HOMES ARE PLANNED IN TOTAL?

There will be approximately 375 homes at Sonders.

WHAT TYPES OF HOMES WILL BE BUILT AT SONDERS?

Upon completion, there will be single-family, courtyard, villas (townhomes), custom homes, and possibly condominiums.

WHAT ARE THE MAJOR AMENITIES AND WHEN WILL THEY BE COMPLETED?

First Phase – Plans call for the Learning Center building, pool and parking area to have started construction in July 2025 with projected completion in mid-2026.

Second Phase – Plans call for Flourish Park, Evernew Park, Learning Center campus including park, sport courts, and STUDIOS construction start to be provided as further development milestones are reached.

Serene Park: open for resident use with ongoing improvements

WHAT ARE THE FEES FOR THE METRO DISTRICT AND HOA AND WHAT DOES IT INCLUDE?

Metro Districts and HOAs fund community-wide amenities, common area maintenance, and specific areas of each home's exterior maintenance at Sonders. The official name of the Sonders Fort Collins Metropolitan District is Waters' Edge Metro Districts 1-2 and includes all the homes, villas (townhomes) and future sites at Sonders.

METRO DISTRICT

*\$200 per home per month initial monthly assessment **

Community Amenities – includes use and cleaning/maintenance of:

- The **Sonders Learning Center** and all future program services which may include classroom lifelong learning sessions, exercise classes, the pool, spa, and multi-purpose rooms

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- **Studios** within the Learning Center Campus including the BODY Studio (exercise area, yoga, etc.), and the ART Studio (resident club use, painting, crafting area). The IDEAS Studio (think tank and lifelong learning area) will be located within the main building.
- **Evernew Park** – an educational exploration opportunity with an outdoor gathering area and restroom facility. The park will display various sustainability and energy conservation displays that include solar and wind displays.
- **The Greens** – state-of-the-art practice putting greens and gathering areas
- **Flourish Park** – a neighborhood gardening center with individual garden plots available for the residents, orchard areas, and fragrance and sensory gardens
- **Serene Park** – a naturally preserved area for access near the Richards Lake
- **Wag Around Dog Park** – a fenced area for your four-legged friends
- Acres of **open space, miles of trails**, soft and hard surface, and connections to regional trails

Maintenance items included:

- Trash and recycling collection
- Landscape maintenance for all homeowners for tree lawns and front yards (excluding flower and planting beds on private lots, and any rear yard improvements).
 - One spring fertilization
 - One spring aeration.
 - Weekly mowing May through September.
 - Once monthly edging May to September.
 - Mowing may be done in April or October based on need, no more than once every two weeks.
- Common area landscape maintenance including mowing, fertilizing, and general maintenance of all parks, tree lawns, and open space (native or turf areas)
- Non-potable water irrigation system and required water for front yard and tree lawn irrigation (excluding flower and planting beds on private lots, and any rear yard improvements), Water Wise open space irrigation systems, and all required ongoing maintenance
- Snow removal (2" tolerance post storm) on sidewalks, private alleys and hard surface trails
- Snow removal (2" tolerance post storm) on all single-family home lots, and town home lots including single-family home driveways (if a vehicle is in the driveway snow will not be removed) and any walks up to front porch stoops (excludes porches and steps)

HOA – SONDERS FORT COLLINS LAKE ASSOCIATION INC.

\$150 per home per year initial assessment *

This limited-purpose HOA provides access to Richards Lake shoreline and surface water use (subject to the terms of the member use policy). Accepted lake use includes hiking on shoreline trails, using non-motorized watercraft and fishing. Ask your builder representative for member use policy for complete details.

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* Initial assessment dollar amounts noted here are subject to change. Portions of the subdivision may be subject to additional fees. The information included here is a topline summary of Sonders Fort Collins Metropolitan District (Waters' Edge Metro Districts 1-2) and HOA – Sonders Fort Collins Lake Association Inc. For a complete copy of Sonders Metro District and HOA documentation, please see your builder representative.

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All pricing, timing, community and product specifications, amenities, and landscaping are subject to change without prior notice. Rev 8-12-25

