



Our Water Conservation Best Practices

SONDERS FORT COLLINS EMPLOYS MULTIPLE WATER-SAVING STRATEGIES TO SAVE 68% MORE WATER OVERALL THAN A TRADITIONAL COMMUNITY:

- ✓ Smaller homesite sizes for smaller backyard and front yard footprints require less water.
- ✓ Planting native/xeriscape materials that only require irrigation for initial establishment.
- ✓ Community landscape managed by Sonders' Metro District to ensure proper irrigation volume.
- ✓ Community Developer and Hines, Inc. collaborated on an irrigation strategy that goes beyond water demand management. Soil amendments and mitigation are top priorities for topsoil health which requires less water to support selected plant materials.
- ✓ An independent consultant will implement and maintain the irrigation system tied to a specific water management metric budget that is managed on a monthly basis. Technology allows for daily, real-time system monitoring and artificial intelligence stops leaks and breaks.
- ✓ An independent consultant will monitor and manage topsoil health by pumping nutrients and soil amendments to community landscape areas.

IRRIGATION ON RESIDENTIAL PRODUCTION HOME LOTS

- The Metro District servicing Sonders (Waters' Edge Metropolitan District Nos. 1-5) provides non-potable water for all areas of the resident's lot – front and rear yards, planting beds and tree lawn.
- The cost of water to a resident's lot (front and rear yards, planting beds and tree lawn) is included in the Metro District monthly assessment.
- The District maintains the front yard and tree lawn that the builder installed, including the irrigation system in front of the home.
- The homeowner maintains all flower and planting beds on private lots, and any rear yard improvements, including any irrigation system they may have installed in the rear of the home.

Resident-Installed Rear Yard & Planting Bed Landscaping

Residents are encouraged to use xeriscape, non-vegetative turf grass, and water-wise plant materials when installing flower/planting beds and rear yard landscape. By embracing Sonders' water conservation best practices, residents not only provide a healthier environment for birds and pollinators they also conserve water for our future and the future of our grandchildren.

There are no watering restrictions for the first summer after resident-supplied landscape is installed. Once plants and turf are established after the first summer, irrigation to all areas of a resident's lot (front yard, rear yard and planting beds) will be managed by the Metro District.

For complete Sonders Metro District documentation, visit <https://watersedgemetrodistricts.org/>

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