

Bar D Owners Association

P.O. Box 259

Como, CO 80432

January 2022

IMPORTANT INFORMATION TO ALL BAR D OWNERS:

This letter is in regard to Agricultural tax status through the Bar D Owners Association's cattle grazing program.

When a development, such as the Bar D Ranch, enters into a lease agreement with a cattle company, the agricultural activity is not automatically applied by the County to the individual parcels within that development as a basis for tax status. An annual letter of agency is required from each individual owner stating their desire to participate in the Association's agricultural program by assigning their land to the Association for grazing. There must be "consideration" received by the lot owner through the Association, which may be cash, but which also may be in the form of other benefits. The Board of Directors has decided not to exchange checks this year, but rather, compensation, in exchange for the use of your land, will be in the form of services rendered such as road maintenance, perimeter fencing, windmills, etc.

Our cattle program has two benefits to us as land owners. First, income from the lease defrays the costs of running the ranch, especially as our current dues do not meet all the expenses of road maintenance, wells and windmills, government fees, insurance, perimeter fencing, printing and postage, etc. Secondly, the program allows each owner to participate in the lease thereby gaining agricultural status which results in lower property taxes.

If you wish to participate in the Bar D Owners Association cattle grazing program for 2022, please fill out the enclosed Letter of Agency form and return it to the Association's address above by March 15, 2022. All letters, for owners in good standing, will be submitted to the County Assessor's Office along with the Association's cattle lease contract by the County's deadline of March 30, 2022.

PLEASE NOTE: If you wish to participate in the cattle grazing program, you must make your lot available for cattle to graze. If you do not want to participate in the cattle grazing program, and do not want cattle on your property, the fencing of your land is your responsibility.

If you have any further questions, you may contact the Park County Assessor at 719-836-4195.

Bar D Owners Association Board of Directors