

**RESOLUTION OF THE BOARD OF DIRECTORS OF
RIDGELINE VISTA METROPOLITAN DISTRICT
REGARDING THE IMPOSITION OF FEES**

- A. Ridgeline Vista Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Brighton, Adams County, Colorado.
- B. The District provides certain services pursuant to its Service Plan approved by the City Council of the City of Brighton, Colorado on July 2, 2019, as it may be amended from time to time (the “**Service Plan**”).
- C. The boundaries of the District are described in Exhibit A, attached hereto and made a part hereof by this reference (the “**District Boundaries**”).
- D. The District is authorized and responsible for the operation and maintenance of certain real property, facilities and public improvements within the District Boundaries now or hereafter owned or leased by the District, together with all landscaping improvements, trails, open space, parks, irrigation systems, entry monuments, fences, and other improvements now or hereafter located within such boundaries for which the District has primary responsibility for the benefit of the residents, property owners, taxpayers and service users of the District.
- E. The District will provide certain operations and maintenance services within the District Boundaries, including without limitation, common area landscaping, snow removal and trash removal, as well as certain administration services in connection with the provision of such services to the residents, property owners, taxpayers and service users of the District.
- F. The District is authorized pursuant to Section 32-1-1001(l)(j), C.R.S., and its Service Plan to fix and impose fees, rates, tolls, charges and penalties for services, programs, or facilities provided by the District, which, until paid, shall constitute a perpetual lien on and against all property served.
- G. The Board has determined that for each Single Family Detached residence (each a “SFD Residence”) within the District Boundaries it is necessary to impose: (a) an Operations and Maintenance Fee to meet the costs associated with the District’s services and the cost of operating and maintaining the District, including without limitation the cost of snow removal from District-owned property within the District Boundaries, and normal residential trash collection throughout the District Boundaries; and (b) an Administrative Set-Up Fee to offset the administrative expenses incurred when lots within the District Boundaries are transferred.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF RIDGELINE VISTA METROPOLITAN DISTRICT, AS FOLLOWS:

1. The Board of Directors of the District hereby finds, determines, and declares that it is in the best interests of the District, its inhabitants and taxpayers to exercise its power by imposing the following Operations and Maintenance Fee and Administrative Set-Up Fee (collectively, the “**Fees**”) on each SFD Residence within the District Boundaries:
 - 1.1. Operations and Maintenance Fee. The Board hereby imposes an Operations and Maintenance Fee (the “**O&M Fee**”) in the amount of \$85.00 per month for each SFD Residence.
 - 1.1.1. The District shall bill the O&M Fee on a calendar quarter basis (equal to \$255 per calendar quarter) in advance of the calendar quarter for which such fee shall apply. The owner of each SFD Residence (each an “**Owner**”) shall have no less than thirty (30) days to pay invoices for the O&M Fee, which shall become due and payable on the first day of each calendar quarter (that is, January 1, April 1, July 1 and October 1 on an annual basis) (each a “**Due Date**”). Notwithstanding the foregoing, each Owner shall have the right to pay the O&M Fee for any calendar year in one (1) installment on or before January 15th, in which case such Owner shall be entitled to a five percent (5%) discount.
 - 1.1.2. If payment in full is not received within a five-day grace period following the applicable Due Date (the “**Past Due Date**”), the O&M Fee will be deemed to be past due and otherwise outstanding. A “Reminder Notice” may be but is not required to be sent at such time. Failure by any Owner to make payment of any O&M Fees due hereunder shall constitute a default in the payment of such O&M Fee. Upon default, the Owner shall be responsible for a late payment (“**Late Payment Fee**”) in the amount of \$15.00 per late payment.
 - 1.1.3. If the Owner does not make payment of all past due amounts, which in the District’s sole discretion may include simple interest as permitted by Section 29-1-1102(7), C.R.S. (the “**Delinquent Balance**”), within sixty (60) days from the Past Due Date, the District may deliver to the Owner a Notice of Intent to File a Lien Statement (a “**Lien Notice**”). The Lien Notice shall give notice to the Owner that the District intends to perfect its lien against the SFD Residence by recording a Lien Statement in the office of the Adams County Clerk and Recorder if the Delinquent Balance is not paid in full within thirty (30) days after said Lien Notice is served upon the Owner by certified mail, return receipt requested, pursuant to Section 38-22-109(3), C.R.S.
 - 1.2. Administrative Set-Up Fee. The Board hereby determines that in order to defray the District’s costs associated with setting-up new accounts for Owners, the District shall impose an Administrative Fee (the “**Administrative Fee**”) in the amount of \$255 per residential unit, which shall be due and payable at the time of any sale, transfer or re-sale

of any SFD Residence within the District Boundaries. All Administrative Fees shall be due and payable upon the sale, conveyance or transfer by deed, instrument, writing, lease, or any other document or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged, or otherwise vested in a tenant, tenants, purchaser, or purchasers.

2. The District reserves the right to amend this Resolution in the future to increase or decrease the amount of the Fees and the Late Payment Fee.
3. The Fees shall not be imposed on real property conveyed or dedicated to non-profit owners' associations, governmental entities, or utility providers.
4. The Fees shall constitute a statutory and perpetual charge and lien upon each SFD Residence pursuant to Section 32-1-1001(1)(j), C.R.S., from the Due Date until payment is made in full. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the SFD Residence and shall run with the land and such lien may be foreclosed by the District in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of the Clerk and Recorder of Adams County, Colorado.
5. The District shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting Owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing a lien, the District will enforce the lien only to the extent necessary to collect the Delinquent Balance and costs of collection (including but not limited to reasonable attorneys' fees).
6. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word herein, or the application thereof in any given circumstances shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.
7. Any inquiries pertaining to the Fees may be directed to the District Manager at: Community Resource Services of Colorado; 7995 E. Prentice Avenue, Suite 103E; Greenwood Village, CO 80111; Attn: Joel Meggers; phone number: 303-204-0803; email: <jmeggers@crsofcolorado.com>.
8. This Resolution shall take effect immediately upon its adoption and approval.

Signature Page Follows

APPROVED AND ADOPTED THIS 15TH DAY OF DECEMBER, 2022.

DocuSigned by:
Eric Eckberg
45865A2E0F9540D...

Eric Eckberg, President

DocuSigned by:
Attest:
John Fairbairn
AF7868824B5F428...

John Fairbairn, Secretary/Treasurer

EXHIBIT A

LEGAL DESCRIPTION OF THE DISTRICT BOUNDARIES

Electronically Recorded RECEPTION#: 2021000008837,
1/26/2021 at 8:05 AM, 3 OF 5,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

Electronically Recorded RECEPTION#: 2020000110899,
10/28/2020 at 11:59 AM, 3 OF 4,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

Exhibit 1

Legal Description of Property [REDACTED]

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00°46'49" EAST, A DISTANCE OF 2331.28 FEET;

THENCE SOUTH 00°46'49" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE;

THENCE NORTH 89°59'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1986.07 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 45°04'05" WEST, A DISTANCE OF 356.74 FEET;
2. SOUTH 24°18'10" WEST, A DISTANCE OF 1528.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434;

THENCE CONTINUING SOUTH 24°18'10" WEST, A DISTANCE OF 716.67 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 1;

THENCE SOUTH 89°45'04" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00°46'49" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2301.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 69.680 ACRES, (3,035,251 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

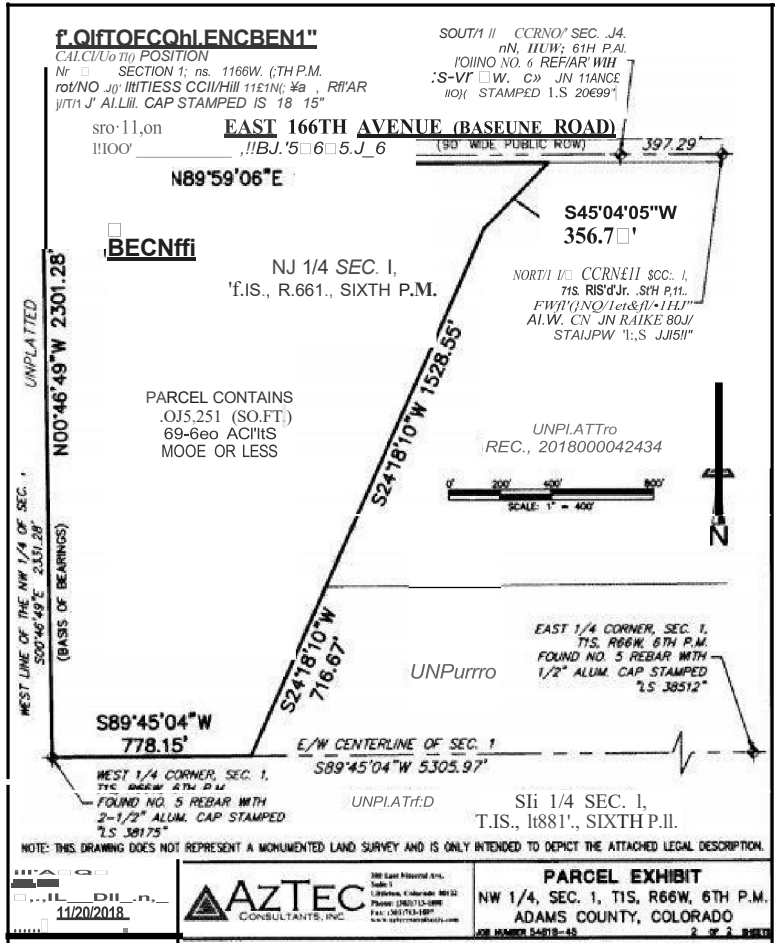


JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1696

Electronically Recorded RECEPTION #: 202100008837,
10/26/2021 at 8:05 AM, 4 OF 5,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

Electronically Recorded RECEPTION #: 1010000110899,
10/26/2021 at 11:59 AM, 4 OF 4,
TD Pgs: 11 Josh Zygielbaum, Adams County, CO.

Property Map



Vertical text on the right side of the page, possibly a signature or reference code.

ADDRESS PLAT OF RIDGELINE VISTA

FILING NO. 7

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 6 WEST, OF THE 35TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 7

