

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
<https://roxvillagemetro.colorado.gov/>

NOTICE OF MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Ephram Glass	President	2027/May 2027
Debra Prysby	Vice President	2027/May 2027
Clifford Linhardt	Treasurer	2029/May 2029
Ronald Bendall	Secretary	2029/May 2029
Stephen Throneberry	Assistant Secretary	2029/May 2029

DATE: May 21, 2025

TIME: 6:00 p.m.

LOCATION: Roxborough Library Meeting Room and Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

** Agenda is preliminary and subject to change by majority vote of the Board at the meeting.*

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS (5 minutes)

A. Disclosure of Potential Conflicts of Interest

B. Additions/Deletions/Approval of Agenda

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS (15 minutes) *

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines.
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III. CONSENT AGENDA – (5 minutes) *

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

Board Meeting Minutes:

- A. April 16, 2025 (enclosure)
 - B. April 30, 2025 (enclosure)
 - C. May 12, 2025 (enclosure)
-

IV. FINANCIAL MATTERS (10 minutes)*

- A. Review and ratify approval of the payment of claims for the periods ending as follows (enclosure):

Fund	Period Ending April 30, 2025
Total Claims	\$90,922.86

- B. Review and accept unaudited financial report for the period ending April 30, 2025 (enclosure)
-

V. CONTRACTOR/CONSULTANT REPORTS

- A. Landscaping Updates- CDI Landscape, LLC. (10 minutes)*

- 1. Review Monthly Report. (enclosure)

- 2. Discuss fixing drip irrigation through the district and adding drip irrigation to the west and east sides of the Community Park parking lot.

- 3. Update on outstanding invoices.

- B. Engineering Updates- Farnsworth

- 1. Update on Crystal Lake intake work and Little Willow Creek bridge work. (3 minutes)

- 2. Other

VI. LEGAL MATTERS

- A. Discuss and consider approving the language in the Douglas County maintenance agreement (enclosure). (5 minutes) *

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- B. Discuss and consider approval of HOA easement agreements (enclosure). (5 minutes) *
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- C. Discuss and consider approval of Chavez Services agreement to repair cracks in the Community Park parking lot (enclosure). (3 minutes) *
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- D. Discuss and consider approval of permit addendum for music events (enclosure). (3 minutes)
-
- E. Discuss next steps for the Executive Homes detention pond drainage issues. Consider asking a water lawyer to provide guidance. (5 minutes)
-
- F. Updates from discussions with the DA, Sheriff, and County about rule enforcement in the District. (8 minutes)
-
- G. Other
-

VII. AGENDA PRIORITIES

- A. Consider ratification of the agreement with JPL for cleaning the trickle channel adjacent to Rampart Range Rd and rock additions and changes to the xeriscape area (enclosure). (5 minutes) *
-
- B. Discuss and consider switching to another locate service provider (enclosure). (5 minutes) *
-
- C. Updates on Community Park Playground. (3 minutes) *
-
- D. Updates and discussion on updating District signage. (5 minutes) *
-
- E. Discuss and consider approval of newsletter verbiage and costs for mailing to residents (enclosure) (8 minutes) *
-
- F. Review and consider approval of proposal from Ark Ecological Services for weed management (enclosure).

G. Review proposed Sterline Ranch amendment (enclosure).

H. Review draft of Bear Conflict Grant (to be distributed).

I. Other

VIII. OPERATION AND MAINTENANCE MATTERS

A. District management updates. *SDMS to provide written updates/enclosures on the following items to be included in the Board packet (2 minutes).*

1. Review lists of current approved and requested community permits (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) (enclosure).

2. SDMS Monthly Report (enclosure).

3. Review and discuss, if needed, any recent general communications to District or CORA Requests.

4. Monthly Invoice from Foothills Park & Recreation (enclosure).

5. Status of District Website.

B. General Updates regarding ongoing projects or activity. *SDMS to provide written updates/enclosures on following items to be included in the Board Packet.*

1. Update and Status of identifying vendor(s) for general repairs and maintenance of existing playground equipment. (3 minutes)

2. Update on turf replacement/xeriscape contract. (3 minutes)

IX. DIRECTOR MATTERS

A. Signage committee update. (2 minutes)

- B. Environmental committee update. (2 minutes)

- C. Other

X. OTHER MATTERS

- A. Review action items and add them to the task spreadsheet. (2 minutes) *

- B. Other.

XI. PUBLIC COMMENTS/HOMEOWNER REQUESTS (15 minutes)*

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines: <https://roxvillagemetro.colorado.gov/documents-and-information/code-of-conduct>

XII. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JUNE 18, 2025

**MINUTES OF REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
HELD
APRIL 16, 2025**

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the Roxborough Village Metropolitan District (the “District”) was convened on Wednesday, the 16th day of April, 2025 at 6:00 p.m. at the Roxborough Library, 8357 N Rampart Range Rd # 200, Littleton, CO 80125 and via Zoom. The meeting was open to the public.

CALL TO ORDER

District Manager Ripko called the meeting to order at 6:00 p.m.

ATTENDANCE

Directors In Attendance Were:

Ephram Glass, President
Debra Prysby, Vice President
Mark Rubic, Treasurer
Travis Jensen, Secretary
Brendan Coupe, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

Dino Ross, Esq.; Ireland Stapleton Pryor & Pascoe, P.C.

Alisha Bignell; Gemsbok Consulting Inc. (“Gemsbok”) (for a portion of the meeting)

Damon Barker; Consolidated Divisions, Inc. d/b/a CDI Environmental Contractor (“CDI”) (for a portion of the meeting)

Kim
Christine and Scott Venn
Ron

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. District Manager Ripko noted that a quorum was present and requested that members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that all Board members with potential conflicts had filed the Disclosure

statements.

**ADMINISTRATIVE
MATTERS**

Agenda: District Manager Ripko reviewed with the Board the proposed Agenda.

Amendment to the agenda: The Board discussed amending the Agenda to add under Legal Matters as new items C, D & E: 1) possible approval of annotation to signature on Resolution of Advocacy; 2) possible action on CDI 2025 Landscape Maintenance Agreement; and 3) posting documents on the District's website

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, carried with Directors Prysby, Coupe, Glass, and Jensen voting yes and Director Rubic voting no, the Board approved adding under Legal Matters as new items C, D & E: 1) approval of annotation to signature on Resolution of Advocacy; 2) action on CDI 2025 Landscape Maintenance Agreement; and 3) posting documents on the District's website.

**PUBLIC
COMMENTS**

None.

CONSENT AGENDA

The Board considered the following Board meeting minutes:

- February 26, 2025
- March 19, 2025

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, carried with Directors Prysby, Coupe, Glass, and Jensen voting yes and Director Rubic abstaining from voting, the Board approved the Consent Agenda.

**FINANCIAL
MATTERS**

Claims: The Board considered ratifying the approval of the payment of claims as follows:

Period Ending March 31, 2025- \$78,374.12

Following discussion, upon motion, duly made by Director Glass, seconded by Director Jensen and, upon vote, unanimously carried, the Board ratified approval of the claims.

Unaudited Financial Report: The Board reviewed the unaudited financial report for the period ending March 31, 2025.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Jensen, and, upon vote, unanimously carried, the Board accepted the unaudited financial report for the period ending March 31, 2025.

Unapproved Invoices in Bill.com: The Board reviewed the unapproved invoices in Bill.com.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Coupe, and, upon vote, carried with Directors Prysby, Coupe, and Glass voting yes and Directors Jensen and Rubic abstaining, the Board approved the unapproved invoices in Bill.com.

**CONTRACTOR/
CONSULTANT
REPORTS**

Landscaping Updates- CDI Landscape, LLC:

Monthly Report: The Board reviewed the Monthly Report.

Hogback Trail Grading: The Board discussed the Hogback Trail Grading proposal that was included for informational purposes only for a potential future grant.

Trail Work: The Board discussed the trail work to be done to revegetate an area to prevent further erosion.

Following discussion, upon motion, duly made by Director Prysby, seconded by Director Coupe, and, upon vote, carried with Directors Prysby, Coupe, and Jensen voting yes, Director Glass abstaining, and Director Rubic voting no, the Board approved the trail work.

Dog Station Repairs: The Board discussed replacing the current cans with aluminum cans and replacing the lid on #7, if possible.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Coupe, and, upon vote, unanimously carried, the Board approved replacing the current cans with aluminum cans and replacing the lid on #7, if possible.

Fixing Drip Irrigation System Throughout the District: The Board discussed fixing the drip irrigation system throughout the district and adding drip irrigation to the west side of the Community Park parking lot.

Update on Outstanding Invoices: The Board discussed the update on outstanding invoices.

Engineering Updates- Farnsworth:

Update on Crystal Lake: No action taken.

Other: The Board discussed the “Rickety Bridge” safety issues.

Following discussion, upon motion, duly made by Director Rubic, seconded by Director Glass, and, upon vote, unanimously carried, the Board approved letting homeowners Christine and Scott Venn provide input to the Board regarding this issue.

Following discussion and the comments from Christine and Scott Venn, upon motion, duly made by Director Glass, seconded by Director Rubic, and, upon vote, unanimously carried, the Board approved having the bridge inspected for safety issues and, if appropriate, take action to either mitigate the safety issues or block use of the bridge, not to exceed \$1,000.

LEGAL MATTERS

Douglas County Maintenance Agreement: There were no updates.

Solutions for Executive Homes Detention Pond Drainage Issues: The Board discussed the challenges and updates regarding the Executive Homes detention pond drainage issues.

Annotation to Signature on Resolution of Advocacy: No action needed.

CDI 2025 Landscape Maintenance Agreement: No action needed.

Posting Documents on the District Website: The Board discussed posting documents on the District’s website. The consensus of the Board was that draft minutes will not be posted, and will only be sent to the Board, and no communications from legal counsel will be posted.

Other: None.

AGENDA PRIORITIES

Community Park Playground Update: The Board discussed the update on the Community Park Playground proposals.

Following discussion, upon motion, duly made by Director Rubic, seconded by Director Coupe, and, upon vote, unanimously carried, the Board approved the updated design with the three stand-alone items removed.

Adding Aerators to District Ponds: The Board discussed adding aerators to the District’s ponds.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Coupe, and, upon vote, unanimously carried, the Board approved adding aerators to the District’s ponds, two solar systems and one conventional system.

Human Bear Conflict Reduction Grant: The Board deferred discussion at this time.

Installing Signs prohibiting Use of Dirt Path:

Following discussion, upon motion, duly made by Director Prysby, seconded by Director Coupe, and, upon vote, carried with Directors Prysby, Coupe, and Jensen voting yes, Director Glass abstaining, and Director Rubic voting no, the Board approved installing signs prohibiting use of the dirt path on the hill southwest of Safeway, with words similar to “Do Not Enter -Erosion Control and Revegetation Area”, in an amount not to exceed \$350.00.

Diversified Underground Agreement: The Board reviewed Diversified Underground’s proposed Agreement for locate services. Following discussion, the consensus of the Board was to authorize Attorney Ross to update the Agreement and for President Glass to sign the Agreement.

**OPERATION AND
MAINTENANCE
MATTERS**

District Management Updates: The Board discussed the following District Management update:

Community Permits: The Board discussed a request from Douglas County Library.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, carried with Directors Prysby, Coupe, Jensen, and Glass voting yes, Director Rubic abstaining, the Board approved the request from Douglas County Library.

SDMS Monthly Report: Ms. Ripko presented the monthly report to the Board.

General Communications to the District or CORA Requests: The Board discussed the CORA request received by the District.

Invoice from Foothills Park & Recreation: The Board reviewed the monthly invoice from Foothills Park & Recreation.

Status of District Website: All updates requested by the Board have been completed.

General Updates:

General Repairs and Maintenance of Existing Playground Equipment: There were no updates.

Turf Replacement/Xeriscape Contract: The Board discussed the update on the Turf Replacement and Xeriscape Contract and proposals to install wildflower plugs.

Following discussion, upon motion, duly made by Director Rubic, seconded by Director Glass, and, upon vote, unanimously carried, the Board approved the proposal from CDI to install wildflower plugs.

Proposal from JPL for Relocating River Rock: The Board reviewed the proposal from JPL for relocating river rock from the xeriscape area to areas missing rock.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board approved the proposal from JPL for relocating river rock from the xeriscape area to areas missing rock.

DIRECTOR MATTERS

District Signage/Committee Update: The Board discussed the new District signs.

Environmental Committee Update: The Board discussed the environmental committee update.

Other: None.

OTHER MATTERS

Action Items and Task Spreadsheet: The Board reviewed the action items and task spreadsheet.

Community Watch Meeting: The consensus of the was to allow notice of an upcoming community watch meeting to be posted to the District's website.

Other: None.

PUBLIC COMMENTS/HOME OWNER REQUESTS

None.

ADJOURNMENT

There being no further business to come before the Board, upon motion, duly made by Director Prysby, seconded by Director Jensen, and, upon vote, unanimously carried, the meeting was adjourned.

RECONVENE MEETING

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board reconvened the meeting.

BOARD DISCUSSION
MATTERS

Owl Camera System: The Board reviewed the Owl Camera System.

Following discussion, upon motion, duly made by Director Prysby, seconded by Director Coupe, and, upon vote, carried with Directors Prysby, Coupe, Jensen and Glass, voting yes and Director Rubic abstaining, the Board approved purchasing the Owl Camera System in the amount of \$1,400.00.

ADJOURNMENT

There being no further business to come before the Board, upon motion, duly made by Director Jensen, seconded by Director Glass, and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

**MINUTES OF SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
HELD
APRIL 30, 2025**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Roxborough Village Metropolitan District (the “District”) was convened on Wednesday, the 30th day of April, 2025 at 6:00 p.m. via Zoom. The meeting was open to the public.

CALL TO ORDER

District Manager Ripko called the meeting to order at 6:00 p.m.

ATTENDANCE

Directors In Attendance Were:

Ephram Glass, President
Debra Prysby, Vice President
Mark Rubic, Treasurer
Travis Jensen, Secretary
Brendan Coupe, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

Dino Ross, Esq.; Ireland Stapleton Pryor & Pascoe, P.C.

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. District Manager Ripko noted that a quorum was present and requested that members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that all Board members with potential conflicts had filed the Disclosure statements.

**ADMINISTRATIVE
MATTERS**

Agenda: District Manager Ripko reviewed with the Board the proposed Agenda.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Coupe, and, upon vote, unanimously carried, the Board approved the Agenda.

**FINANCIAL
MATTERS**

Diversified Underground Invoices: The Board reviewed the invoices for Diversified Underground.

Following discussion, upon motion, duly made by Director Jensen, seconded by Director Glass, and, upon vote, carried with Directors Prysby, Rubic, Glass, and Jensen voting yes and Director Coupe abstaining from voting, the Board approved payment for the invoices for Diversified Underground.

ADJOURNMENT

There being no further business to come before the Board, upon motion, duly made by Director Jensen, seconded by Director Prysby, and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROXBOROUGH VILLAGE METROPOLITAN DISTRICT HELD MAY 12, 2025

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of Roxborough Village Metropolitan District (the "District") was convened on Monday, the 12th day of May, 2025 at 6:00 p.m. at the Roxborough Library, 357 N Rampart Range Rd # 200, Littleton, CO 80125. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Ephram Glass
Debra Prysby
Clifford Linhardt
Ronald Bendall
Stephen Throneberry

Also In Attendance Were:

Dino Ross, Esq.; Ireland Stapleton Pryor & Pascoe, P.C.
Treg Warnsholz, Resident

CALL TO ORDER At 6:03 p.m. the meeting was called to order.

I. ADMINISTRATIVE MATTERS

Director Glass noted that all oaths of office had been filed with the state and Directors Linhardt, Bendall, and Throneberry were officially seated on the board.

A. Disclosure of Potential Conflicts of Interest

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Director Glass noted that a quorum was present and requested that members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that there are no Directors' Disclosure Statements to be filed.

B. Additions/Deletions/Approval of Agenda

Attorney Dino Ross requested an addition to the agenda to discuss drafting a generic HOA easement agreement so the District can legally enter HOA property to perform maintenance as prescribed in the ballot issue that recently passed. Following discussion, upon motion duly made by Director Glass, seconded by Director Linhardt, and, upon vote, unanimously carried, the Board approved the agenda as amended with the added agenda item immediately following public comment.

II. APPOINTMENT OF OFFICERS

A. Appoint officers

The Board discussed the officer appointments. Following discussion, upon motion duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board appointed Director Stephen Throneberry to be Assistance Secretary, Director Ronald Bendall to be Secretary, Director Clifford Linhardt to be Treasurer, Director Debra Prysby to be Vice President, and Director Ephram Glass to be President.

B. Determine Bill.com approvers

The Board discussed the invoice approval system and the need for an approver aside from Director Glass. Following discussion, upon motion duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board appointed Director Linhardt as the second approver in Bill.com.

III. PUBLIC COMMENTS/HOMEOWNER REQUESTS

There were no public comments.

IV. BOARD DISCUSSION MATTERS

A. Discuss drafting an HOA easement agreement

Attorney Ross noted that with the passing of the ballot issue requiring the District to maintain HOA property, any existing license agreements could be supplanted with a generic easement agreement to allow the District to enter HOA property to perform required maintenance. Following discussion, the consensus of the Board was to direct Attorney Ross to draft the easement agreement.

B. Ratify agreements:

1. Agreement with Metro Maintenance for bathroom cleaning

The Board discussed the bathroom cleaning agreement. Following discussion, upon motion duly made by Director Prysby, seconded by Director Glass, and, upon vote, unanimously carried, the Board ratified the agreement.

2. Agreement with JPL for xeriscape changes and cleaning of trickle channel

Director Glass noted the wrong agreements were included in the packet and the new JPL agreements had not been signed yet. The consensus of the Board was to defer the agreement ratification until the next meeting.

3. Agreement with Diversified for locate services

The Board discussed the locate services agreement. Following discussion, upon motion duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board ratified the agreement.

4. Agreement with EcoResources for installation of pond aeration systems

The Board discussed the aeration system agreement. Following discussion, upon motion duly made by Director Glass, seconded by Director Linhardt, and, upon vote, unanimously carried, the Board ratified the agreement.

5. Agreement with CDI for moving logs, installing signs, and planting wildflower plugs

The Board discussed the CDI agreement. Following discussion, upon motion duly made by Director Prysby, seconded by Director Bendall, and, upon vote, four votes were in favor with Director Glass abstained, the Board ratified the agreement.

C. Discuss and consider approval of ESRI GIS subscription.

Director Glass discussed the ESRI invoices. After some discussion, the consensus of the Board was that only the subscriptions were required and the maintenance invoice was not worth the cost. Following discussion, upon motion duly made by Director Glass, seconded by Director Linhardt, and, upon vote, unanimously carried, the Board approved paying the \$1,700.51 subscription invoice.

D. Update on Community Park playground.

Director Glass provided an update to the Board regarding the Community Park playground. AtoZ provided an updated proposal omitting engineering, earthwork, concrete work, and extra equipment. The playground surface will be expanded for future equipment. Farnsworth is putting together a proposal to do the engineering work for the playground concrete and earthwork. Chavez Services will provide an estimate after engineering work is completed.

E. Discuss and consider approval of the proposal to fix cracks in the larger Community Park parking lot.

Director Glass noted that there were safety concerns with regard to the cracks in the Community Park parking lot. The cost difference for doing all the work immediately versus just the cracks was only a few hundred dollars. Following discussion, upon motion duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board approved paying Chavez Services \$19,179.00 to fix the cracks only and defer the remainder of the parking lot work until after the Community Park playground was installed.

F. Discuss and consider approval of Douglas County maintenance agreement.

Director Glass noted the draft maintenance agreement with Douglas County was sent shortly before the meeting. After a short explanation of why the maintenance agreement was needed, discussion and approval of the agreement was deferred to the next meeting.

G. Consider applying for Human Bear Conflict Reduction Grant.

Director Glass stated that the Human Bear Conflict Reduction grant was a new state grant that could be used for both replacing trash receptacles in the district as well as to fund a Service Plan amendment that would allow the District to enforce trash policies that would reduce conflicts with bears. After some discussion, the consensus of the Board was to proceed with the grant application.

H. Discuss implementing a District communication strategy including sending out a regular newsletter.

Director Glass noted that the District has been very bad at communicating with residents and had limitations in its reach due to its limited email distribution list and restrictions to responding on Facebook and other social media sites due to open meeting laws. He recommended issuing a newsletter listing recent District accomplishments and ongoing projects with the addition of requesting that residents sign up for future newsletters and announcements as well as a survey to get community input. After some discussion, the consensus of the Board was to ask the District Manager to draft the newsletter with everything listed in the packet except for the pond aeration, signage, and bear/mountain lion/coyote awareness topics which would be included in future newsletters. The consensus of the Board was that the first newsletter would be mailed as well as electronically.

distributed, while future newsletters would only be sent and posted electronically. The Board also discussed the benefits of hiring a part time employee to manage social media interactions in addition to other work.

I. Discuss hiring employees.

Director Glass briefly noted that costs for landscape maintenance and snow removal were rapidly increasing and, in his opinion, it made financial sense to hire employees. Due to time constraints at the meeting, he noted that a full discussion of the topic would happen in June.

J. Discuss planting new trees in the District.

The Board discussed where to plant new trees. Directors Glass and Prysby noted that a plan had been proposed in March to plant trees on the east and west sides of the Community Park parking lot where new drip lines would be run to the new trees as well as to existing trees that were stressed. After discussion, the consensus of the Board was to proceed with the original plan while omitting the tree in the southwest corner to avoid potential conflict with a planned overlook.

K. Discuss and consider approval of softball field fence.

The Board discussed the Little League request to install temporary outfield fences in the softball field. After discussion, the consensus of the Board was that it made sense for the District to hire the fence contractor to install the fence sleeves and have the Little League contract to install the fence themselves. Following the discussion, upon motion duly made by Director Glass, seconded by Director Linhardt, and, upon vote, unanimously carried, the Board approved paying the fence contractor a not-to-exceed price of \$2,000 to install the fence sleeves.

L. Discuss and consider approving request to provide free music events.

Director Glass noted a resident of Roxborough Park had asked if the District was interested in him organizing free music events where he would find sponsors to fund the events. After some discussion, the consensus of the Board was that it was a great idea and that the current permits could be used. Attorney Ross asked if the current permits had noise restrictions or time limits for noise. Director Glass noted that they did not. After further discussion, the Board directed Attorney Ross to draft a short addendum to the permit to address noise.

M. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) and/or any new resident inquiries or correspondence.

There were no new permit requests.

V. OTHER MATTERS

A. Other

Director Bendall asked if there were any planned landscape walkthroughs. Director Prysby noted that she had wanted to try to schedule some. After some discussion, the consensus of the Board was to direct the District Manager to schedule a few 2-hour landscape walkthroughs with two 6-seat golf carts.

VI. PUBLIC COMMENTS/HOMEOWNER REQUESTS

There were no public comments.

VII. ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Glass, seconded by Director Prysby, and upon vote, unanimously carried, the Special Meeting was adjourned at 7:58 p.m.

Roxborough Village Metro District
A/P Aging Summary
As of April 30, 2025

1:47 PM
05/15/2025

	Current	1 - 45	46 - 90	> 90	TOTAL
Bill.com LLC	334.73	0.00	0.00	0.00	334.73
Consolidated Divisions Inc	1,064.77	2,826.05	840.00	0.00	4,730.82
CORE Electric Cooperative	0.00	373.96	0.00	0.00	373.96
Diversified Underground	9,335.00	0.00	0.00	0.00	9,335.00
Esri Inc	1,700.51	0.00	0.00	0.00	1,700.51
Farnsworth Group, Inc	22,533.25	0.00	0.00	57,362.67	79,895.92
Foothills Park & Recreation District	3,623.33	0.00	0.00	0.00	3,623.33
Gemsbok Consulting Inc.	2,002.50	0.00	0.00	0.00	2,002.50
Good Plumbing Service	0.00	275.00	0.00	0.00	275.00
Hoelting & Company, Inc	6,000.00	0.00	0.00	0.00	6,000.00
Ireland Stapleton Pryor & Pascoe PC	20,088.48	5,473.48	0.00	0.00	25,561.96
Karat Production Services Inc	14,059.75	0.00	0.00	0.00	14,059.75
Metro Maintenance	0.00	250.00	0.00	0.00	250.00
Special District Management Services, Inc	35,891.23	0.00	0.00	0.00	35,891.23
Utility Notification Center of Colorado	0.00	69.05	0.00	0.00	69.05
TOTAL	116,633.55	9,267.54	840.00	57,362.67	184,103.76

Roxborough Village Metro District
Claims by Vendor Detail
April 2025

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05/15/2025

Cash Basis

	Type	Date	Num	Memo	Account	Original Amount	Balance
BackflowTech	Bill	04/18/2025	7852		64030 · Irrigation Expense	235.20	235.20
	Bill	04/18/2025	7852		64030 · Irrigation Expense	44.80	280.00
							280.00
Total BackflowTech							
Bill.com LLC	Bill	04/08/2025	25040967996	Billing Period 03/05/2025 - 04/04/2025 52040 · Software & Online Subscriptio		278.24	278.24
	Bill	04/08/2025	25040967996	Billing Period 03/05/2025 - 04/04/2025 52040 · Software & Online Subscriptio		53.00	331.24
	Bill	04/08/2025	25040967996	Billing Period 03/05/2025 - 04/04/2025 52040 · Software & Online Subscriptio		13.80	345.04
							345.04
Total Bill.com LLC							
Colorado Community Media	Bill	04/21/2025	129466		52600 · Election Expense	34.78	34.78
	Bill	04/21/2025	129466		52600 · Election Expense	6.62	41.40
							41.40
Total Colorado Community Media							
Consolidated Divisions Inc	Bill	04/15/2025	2018523		64040 · Landscape Contract	8,108.39	8,108.39
	Bill	04/15/2025	2018523		64040 · Landscape Contract	1,544.46	9,652.85
							9,652.85
Total Consolidated Divisions Inc							
Foothills Park & Recreation District	Bill	04/21/2025	SALES000000035974	March 2025 Resident Use	68010 · Foothills Park & Rec Fees	914.92	914.92
	Bill	04/21/2025	SALES000000035974	March 2025 Resident Use	68010 · Foothills Park & Rec Fees	337.50	1,252.42
							1,252.42
Total Foothills Park & Recreation District							
Gembok Consulting Inc.	Bill	04/11/2025	6246	March 2025	57030 · Accounting Services	1,936.37	1,936.37
	Bill	04/11/2025	6246	March 2025	57030 · Accounting Services	368.83	2,305.20
	Bill	04/11/2025	6246	March 2025	57030 · Accounting Services	96.05	2,401.25
	Bill	04/11/2025	6245	March 2025	57030 · Accounting Services	306.25	2,707.50
							2,707.50
Total Gembok Consulting Inc.							
Karat Production Services Inc	Bill	04/21/2025	10351	Postage to mail 2025 election ballots	52600 · Election Expense	2,895.68	2,895.68
	Bill	04/21/2025	10351		52600 · Election Expense	551.56	3,447.24
							3,447.24
Total Karat Production Services Inc							
ND Tree & Crane Service	Bill	04/15/2025	00027-I		68095 · Open Space Maintenances / F	39,282.60	39,282.60
	Bill	04/15/2025	00027-I		68095 · Open Space Maintenances / F	7,482.40	46,765.00
							46,765.00
Total ND Tree & Crane Service							
QuickBooks Payroll Service	Liability Check	04/29/2025		Fee for 5 direct deposit(s) at \$5.00 ea	54000 · Payroll Expenses	25.00	25.00
Total QuickBooks Payroll Service							
Roxborough Water & Sanitation District	Bill	04/15/2025		Service Period 02/25 - 03/24/25 Marm	68025 · Water Expense	208.50	208.50
	Bill	04/15/2025		Service Period 02/25/25 to 03/24/25 E	68025 · Water Expense	104.25	312.75
	Bill	04/15/2025		Service Period 02/25 - 03/24/25 Mule	68025 · Water Expense	104.25	417.00
	Bill	04/15/2025		Service Period 02/25/25 - 03/24/25 Ra	68025 · Water Expense	119.00	536.00
	Bill	04/15/2025		Billing Period 03/01/25 - 03/31/25	68025 · Water Expense	735.28	1,271.28
	Bill	04/15/2025		Billing Period 03/01/25 - 03/31/25	68025 · Water Expense	140.05	1,411.33
							1,411.33
Total Roxborough Water & Sanitation District							
Special District Management Services, Inc	Bill	04/18/2025	145582	March 2025 District Management Fee 57040 · District Management		19,907.21	19,907.21
	Bill	04/18/2025	145582	March 2025 District Management Fee 57040 · District Management		3,791.85	23,699.06
	Bill	04/18/2025	145582	March 2025 District Management Fee 57040 · District Management		987.46	24,686.52
							24,686.52
Total Special District Management Services, Inc							
UMB Bank	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-21.18	-21.18
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-25.57	-46.75
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-25.57	-72.32
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-36.20	-108.52
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-46.79	-155.31
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-64.61	-219.92
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-74.01	-293.93
							-293.93
Total UMB Bank							
United Site Services	Bill	04/01/2025	INV-5196012	Services Chatfield Farms Park	68050 · Portable Restroom Exp.	303.34	303.34
	Bill	04/01/2025	INV-5197782	Services Roxborough Community Par	68050 · Portable Restroom Exp.	295.47	598.81
							598.81
Total United Site Services							
Xcel Energy	Bill	04/30/2025	921122371		51050 · Utilities Expense	3.68	3.68
							3.68
Total Xcel Energy							
TOTAL							90,922.86

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05/15/2025

TOTAL

Roxborough Village Metro District

Executive Summary

As of April 30th, 2025

Summary

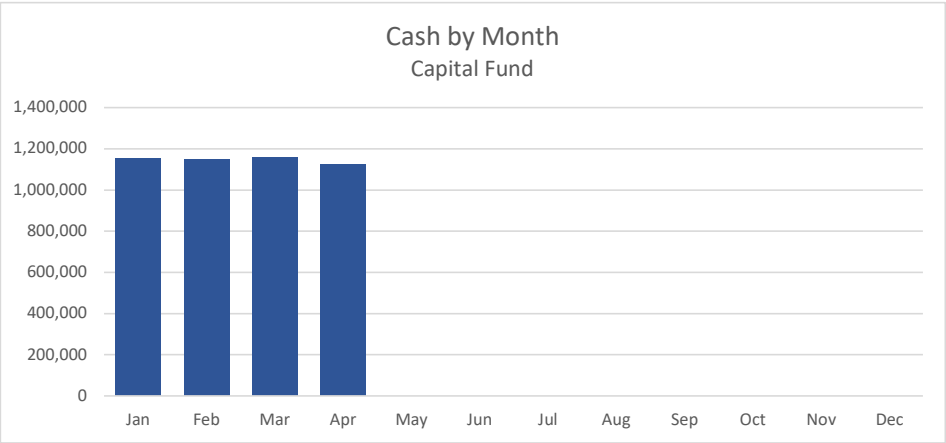
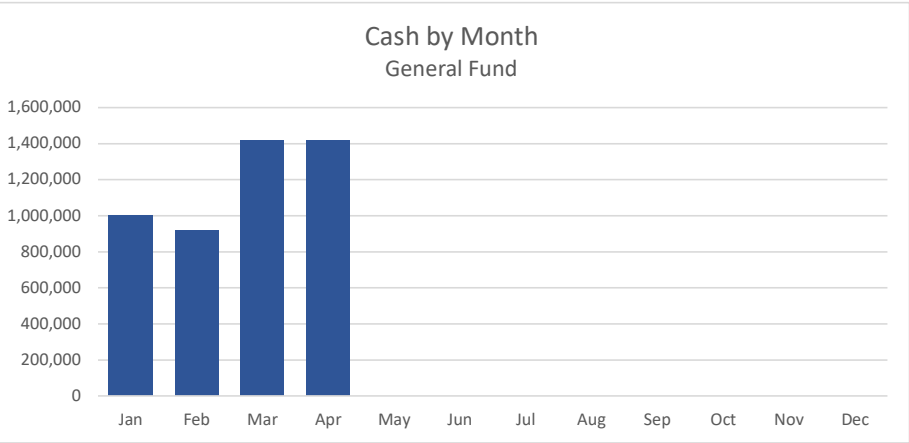
The district received a Property Tax and Specific Ownership Tax payment totaling \$45,539.76 in April. We can expect our second highest Property Tax and Specific Ownership Tax payment of the year to deposit in May for \$124,741.09. Gemsbok continues to work with the auditor and Board to provide the requested documents for the 2024 audit.

Key Performance Metrics

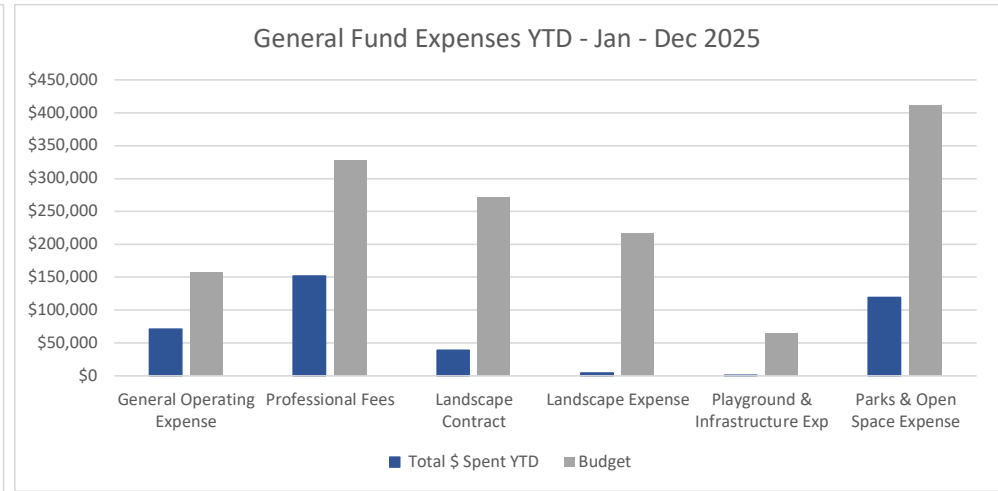
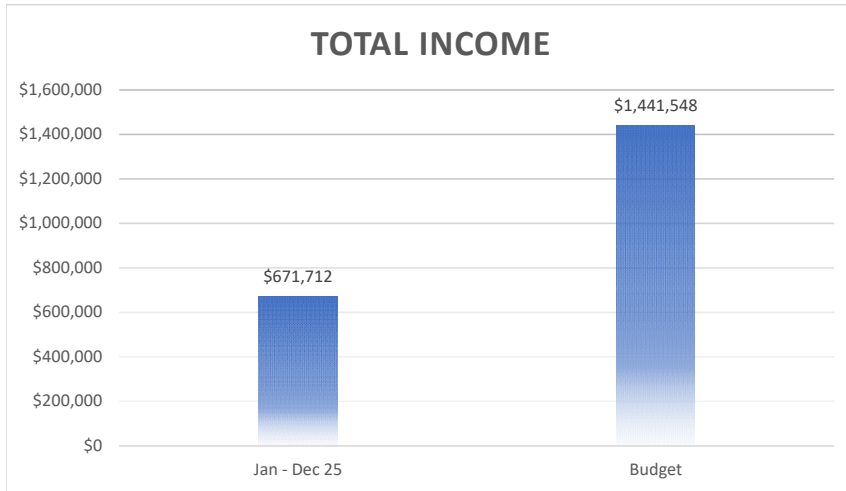
Cash Position



Cash balances decreased slightly as a result of the large fire mitigation invoice that was paid. We expect cash balances to remain fairly consistent for the remainder of the year.

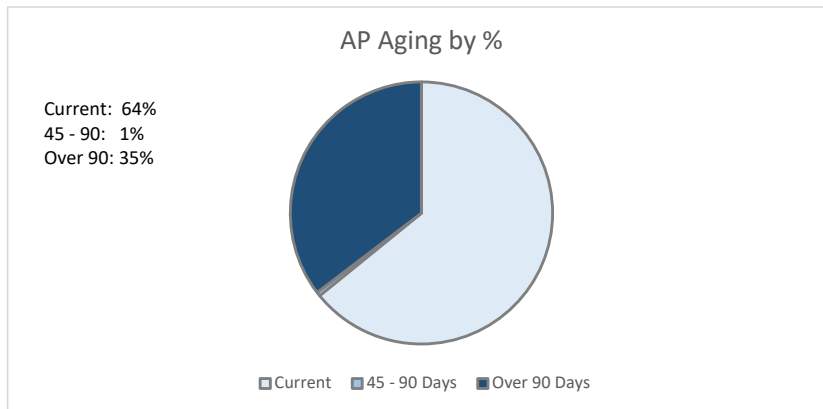


Income & Expenses



Legal expenses as well as CDI's April landscape contract invoices were not received before the financials were prepared and placeholders have been added. Actual amounts will be updated once the invoices are received. As the year progresses, we will monitor expense trends to the current budget, as well as historical years.

Accounts Payable

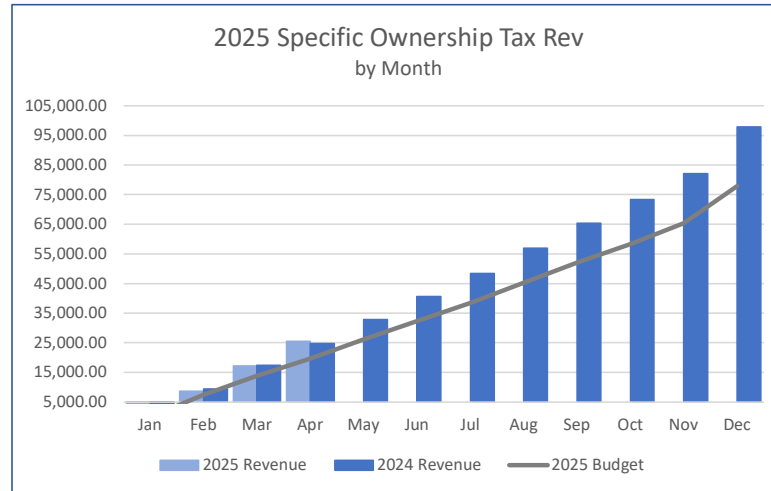
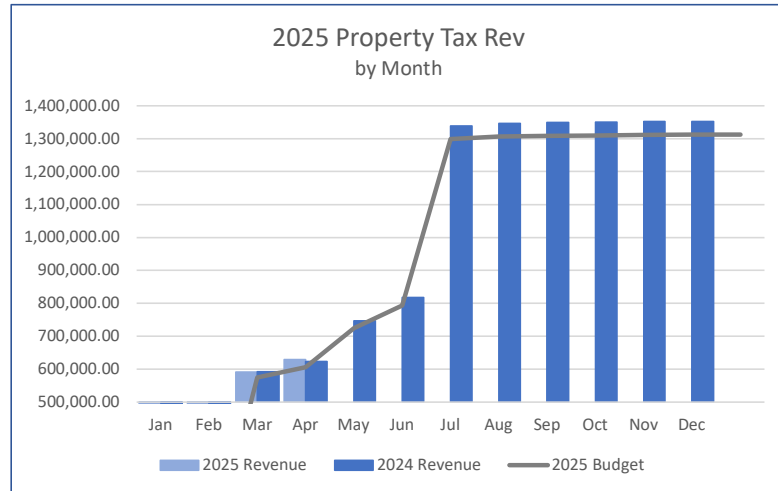


Based on the current reporting, 36% of Accounts Payable are over 45 days past due, which Farnsworth still represents the majority. The total value of the past due bills through April are \$58,202.67. The value of the current bills are \$104,112.10. Updates to approval roles in Bill.com have been made.

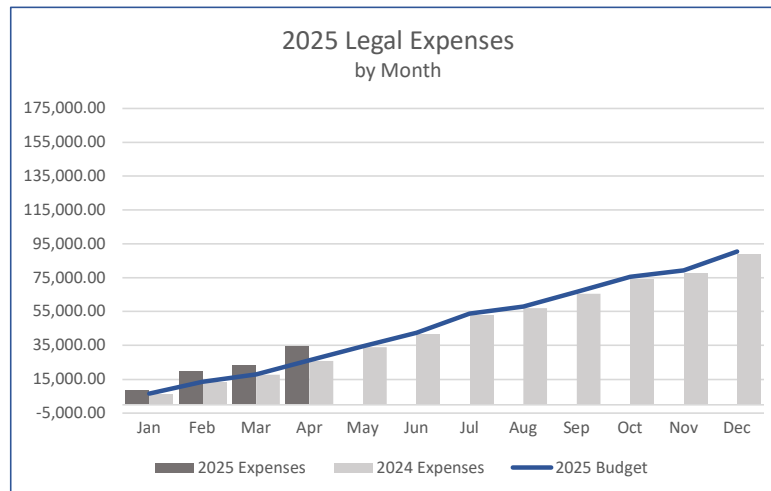
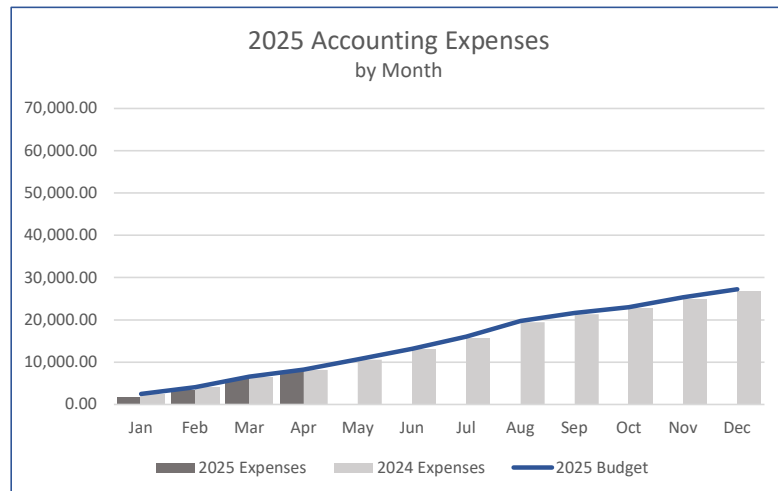
Revenue and Expense Trends by Type

As of April 30th, 2025

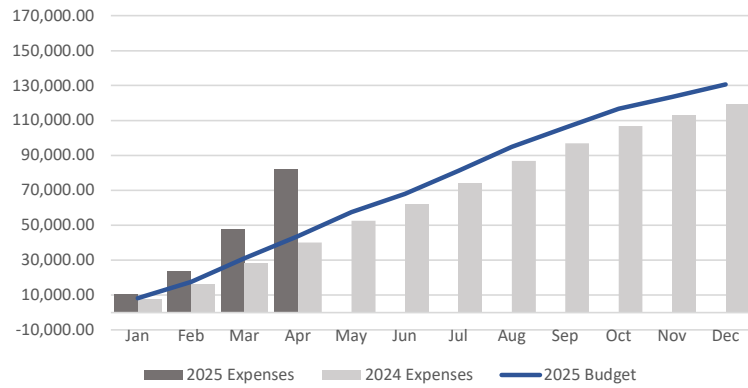
Revenue



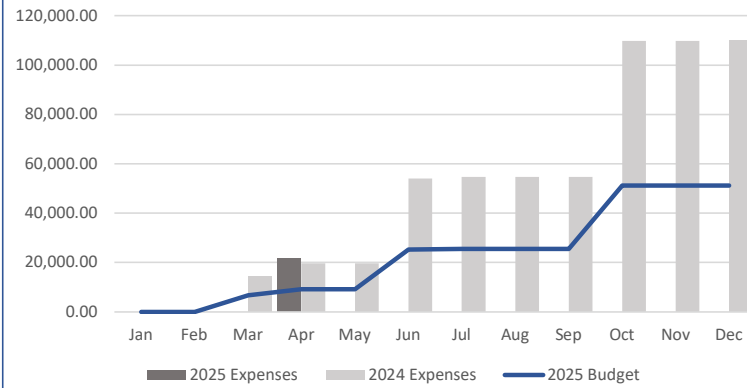
Expenses



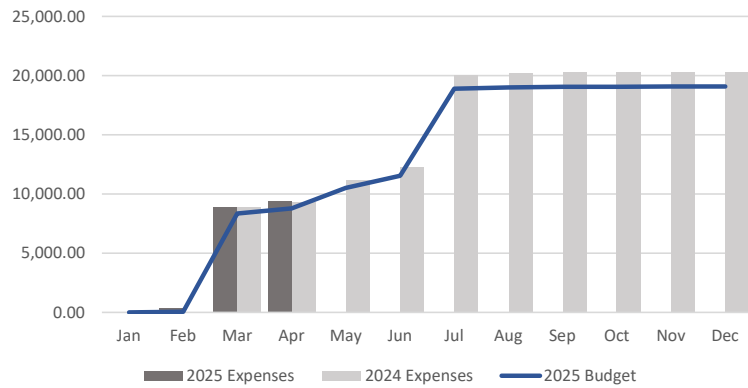
2025 District Mgmt. Expenses
by Month



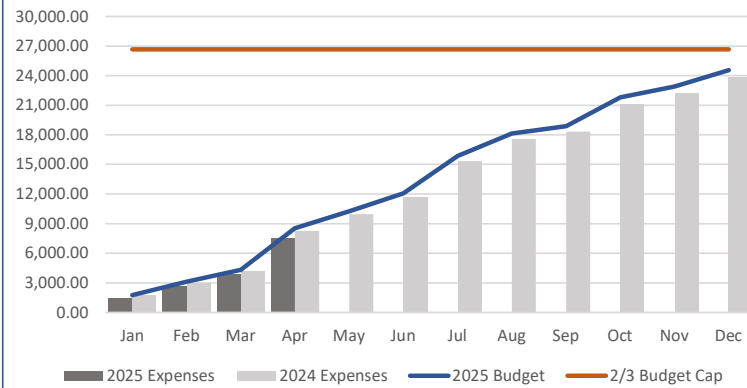
2025 Engineering Expenses
by Month



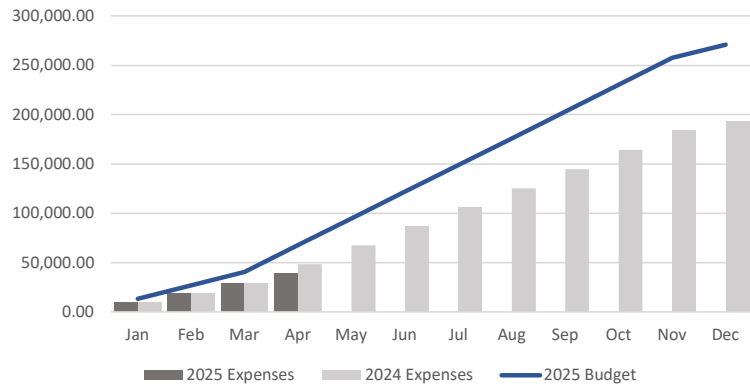
2025 County Treasurer Expenses
by Month



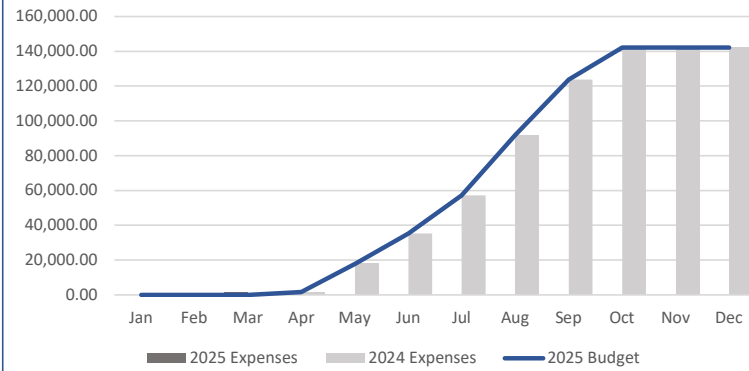
2025 Foothills Park & Rec Expenses
by Month



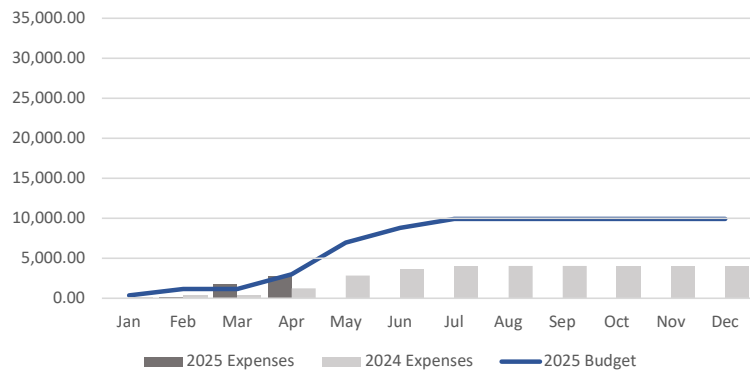
2025 Landscape Contract Expenses
by Month



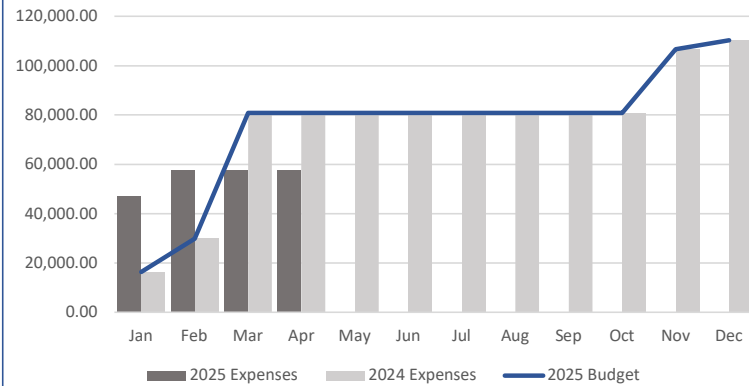
2025 Irrigation Expenses
by Month



2025 Landscape Repairs & Maint. Expenses
by Month

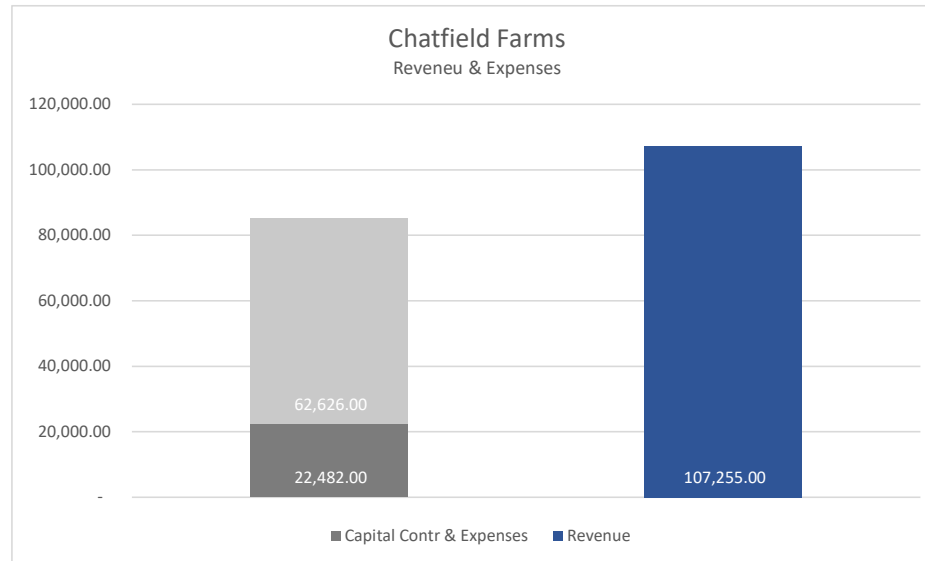


2025 Snow Removal Expenses
by Month



Chatfield Farms Revenue vs. Expenses

Per the Chatfield Farms Reimbursement Agreement, we need to track the Chatfield Farms revenue versus expenses. Below is an annual revenue vs. expense tracker which will be updated monthly to track where Chatfield Farms stands in regard to the threshold.



Roxborough Village Metro District
Balance Sheet by Class
As of April 30, 2025

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05/13/2025
Accrual Basis

	100-General Fund	200 - Capital Project Fund	300 - Debt Service Fund	TOTAL
ASSETS				
Current Assets				
Checking/Savings				
10100 - General Operating Acct	57,213.89	0.00	0.00	57,213.89
10500 - ColoTrust Funds				
10505 - General Fund	1,322,898.73	38,868.86	0.00	1,361,767.59
10510 - Capital Projects Fund	0.00	1,032,250.81	0.00	1,032,250.81
10520 - CTF Fund	0.00	88,723.98	0.00	88,723.98
10500 - ColoTrust Funds - Other	0.00	0.00	0.00	0.00
Total 10500 - ColoTrust Funds	1,322,898.73	1,159,843.65	0.00	2,482,742.38
Total Checking/Savings	1,380,112.62	1,159,843.65	0.00	2,539,956.27
Other Current Assets				
14010 - Prepaid Expense	27,048.00	0.00	0.00	27,048.00
14020 - Taxes Receivable	1,312,271.00	0.00	0.00	1,312,271.00
Total Other Current Assets	1,339,319.00	0.00	0.00	1,339,319.00
Total Current Assets	2,719,431.62	1,159,843.65	0.00	3,879,275.27
TOTAL ASSETS	2,719,431.62	1,159,843.65	0.00	3,879,275.27
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 - Accounts Payable	139,590.70	22,724.07	0.00	162,314.77
Total Accounts Payable	139,590.70	22,724.07	0.00	162,314.77
Other Current Liabilities				
20011 - Accrued Expenses	21,172.85	480.00	0.00	21,652.85
23010 - Deferred Revenue-Taxes	1,312,271.00	0.00	0.00	1,312,271.00
Total Other Current Liabilities	1,333,443.85	480.00	0.00	1,333,923.85
Total Current Liabilities	1,473,034.55	23,204.07	0.00	1,496,238.62
Total Liabilities	1,473,034.55	23,204.07	0.00	1,496,238.62
Equity				
32001 - Retained Earnings	353,653.50	-6,877.44	0.00	346,776.06
34000 - Restricted Net Assets				
34020 - Restricted	0.00	1,113,878.94	0.00	1,113,878.94
34050 - Emergency Reserve 3%	36,200.00	0.00	0.00	36,200.00
Total 34000 - Restricted Net Assets	36,200.00	1,113,878.94	0.00	1,150,078.94
39000 - Unrestricted Net Assets	570,109.75	0.00	0.00	570,109.75
Net Income	286,433.82	29,638.08	0.00	316,071.90
Total Equity	1,246,397.07	1,136,639.58	0.00	2,383,036.65
TOTAL LIABILITIES & EQUITY	2,719,431.62	1,159,843.65	0.00	3,879,275.27
UNBALANCED CLASSES	0.00	0.00	0.00	0.00

Roxborough Village Metro District
Profit & Loss Budget vs. Actual
January through April 2025

1:38 PM
05/15/2025
Accrual Basis

Ordinary Income/Expense

Income

41000 • Property Tax Income

41010 • Specific Ownership Tax

41020 • Property Tax

41040 • Prior Year Tax

41045 • Property Tax Interest

Total 41000 • Property Tax Income

43000 • Park and Field Income

43010 • Sports Field Fees

Total 43000 • Park and Field Income

45000 • Grant Income

46000 • Interest Income

46010 • General Bank Account Interest

Total 46000 • Interest Income

48000 • CTF/Lottery Income

49000 • Miscellaneous Income

49010 • Miscellaneous Income

Total 49000 • Miscellaneous Income

Total Income

Gross Profit

Expense

50000 • Treasurer Fees

51000 • General Overhead

51005 • Dues & Subscriptions

51010 • Communication / Website Expense

51050 • Utilities Expense

Total 51000 • General Overhead

52000 • Computer & Software Expenses

52040 • Software & Online Subscriptions

Total 52000 • Computer & Software Expenses

52500 • Insurance Expense

52550 • General Insurance

52500 • Insurance Expense - Other

Total 52500 • Insurance Expense

52600 • Election Expense

53000 • Board of Director's Expense

53010 • Directors' Stipend

53020 • BOD Travel/Mileage Expense

53040 • BOD Conference/Retreat Expense

53050 • Other BOD Expense

Total 53000 • Board of Director's Expense

54000 • Payroll Expenses

54060 • Employer Payroll Taxes

54000 • Payroll Expenses - Other

Total 54000 • Payroll Expenses

57000 • Professional Services Fees

57010 • Auditing

Jan - Apr 25	Budget	\$ Over Budget	% of Budget
25,493	77,925	(52,432)	33%
629,232	1,312,271	(683,039)	48%
(48)	759	(807)	(6%)
12	311	(299)	4%
654,689	1,391,266	(736,577)	47%
0	2,200	(2,200)	0%
0	2,200	(2,200)	0%
20,000	50,000	(30,000)	40%
33,081	113,411	(80,330)	29%
33,081	113,411	(80,330)	29%
11,008	46,200	(35,192)	24%
906			
906			
719,684	1,603,077	(883,393)	45%
719,684	1,603,077	(883,393)	45%
9,438	19,091	(9,653)	49%
990	2,189	(1,199)	45%
50			
1,485	14,140	(12,655)	11%
2,525	16,329	(13,804)	15%
1,359	6,596	(5,237)	21%
1,359	6,596	(5,237)	21%
13,330	46,680	(33,350)	29%
0	357	(357)	0%
13,330	47,037	(33,707)	28%
32,876	45,000	(12,124)	73%
4,300	9,870	(5,570)	44%
0	323	(323)	0%
0	394	(394)	0%
445			
4,745	10,587	(5,842)	45%
329	755	(426)	44%
90	202	(112)	45%
419	957	(538)	44%
6,000	7,686	(1,686)	78%

57020 · Legal Expenses	50,624	93,412	(42,788)	54%
57030 · Accounting Services	8,126	28,277	(20,151)	29%
57040 · District Management	85,484	136,060	(50,576)	63%
57050 · Engineering Expense	24,234	52,942	(28,708)	46%
57090 · Other Professional Services Exp	83	20,000	(19,917)	0%
Total 57000 · Professional Services Fees	174,551	338,377	(163,826)	52%
62000 · Repairs and Maintenance				
62010 · General Repairs and Maintenance	1,669	7,000	(5,331)	24%
62020 · Utility Locate	10,110	3,499	6,611	289%
62000 · Repairs and Maintenance - Other	0	2,625	(2,625)	0%
Total 62000 · Repairs and Maintenance	11,779	13,124	(1,345)	90%
64000 · Landscape Expenses				
64010 · Landscape Repairs and Maint	2,814	9,916	(7,102)	28%
64020 · Landscape Weed Control Expense	0	34,384	(34,384)	0%
64030 · Irrigation Expense	1,474	142,068	(140,594)	1%
64040 · Landscape Contract	38,611	270,890	(232,279)	14%
64000 · Landscape Expenses - Other	0	30,000	(30,000)	0%
Total 64000 · Landscape Expenses	42,899	487,258	(444,359)	9%
65000 · Playground & Infrastructure Exp				
65010 · Playground Repairs and Maint	0	32,568	(32,568)	0%
65030 · Graffiti Removal /Vandalism Exp	537	9,316	(8,779)	6%
65040 · Skate Park Maintenance	0	19,000	(19,000)	0%
65080 · Misc. Playground & Infrastruct	0	2,752	(2,752)	0%
65000 · Playground & Infrastructure Exp - Other	0	500	(500)	0%
Total 65000 · Playground & Infrastructure Exp	537	64,136	(63,599)	1%
68000 · Parks & Open Space Expense				
68010 · Foothills Park & Rec Fees	7,541	24,564	(17,023)	31%
68020 · Mosquito Control Expense	0	14,490	(14,490)	0%
68025 · Water Expense	4,931	93,212	(88,281)	5%
68030 · Seasonal Lighting Expense	0	17,000	(17,000)	0%
68035 · Wetland Mitigation	0	275	(275)	0%
68045 · Tree Care Expense	0	30,000	(30,000)	0%
68050 · Portable Restroom Exp.	2,395	8,235	(5,840)	29%
68065 · Water Rights Expense	0	850	(850)	0%
68070 · Snow Removal Expense	57,652	110,316	(52,664)	52%
68080 · Algae Control Exp.	0	40,000	(40,000)	0%
68085 · Annual Trails Maintenance	0	15,000	(15,000)	0%
68095 · Open Space Maintenances / Fire	46,765	57,950	(11,185)	81%
Total 68000 · Parks & Open Space Expense	119,284	411,892	(292,608)	29%
70000 · Bond Interest & Principal Exp.				
70020 · Bond Principal - Series 1993	(294)			
Total 70000 · Bond Interest & Principal Exp.	(294)			
80000 · Capital Expenses				
80010 · Park Infrastructure/Improvements	0	503,000	(503,000)	0%
80020 · Irrigation Improvements	0	97,000	(97,000)	0%
80050 · Building Improvements	0	3,000	(3,000)	0%
80060 · Plant Nursery	628	3,500	(2,872)	18%
80070 · New Playground	11,325	350,000	(338,675)	3%
80000 · Capital Expenses - Other	0	18,000	(18,000)	0%
Total 80000 · Capital Expenses	11,953	974,500	(962,547)	1%
99000 · Contingency	0	39,960	(39,960)	0%
Total Expense	425,401	2,474,844	(2,049,443)	17%
Net Ordinary Income	294,283	(871,767)	1,166,050	(34%)

Net Income

294,283	(871,767)	1,166,050	(34%)
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Roxborough Village Metro District
Capital Fund Profit & Loss Budget vs. Actual
January through April 2025

1:40 PM
05/15/2025
Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
45000 · Grant Income	20,000	50,000	(30,000)	40%
46000 · Interest Income	16,963	65,329	(48,366)	26%
48000 · CTF/Lottery Income	11,008	46,200	(35,192)	24%
Total Income	47,971	161,529	(113,558)	30%
Gross Profit	47,971	161,529	(113,558)	30%
Expense				
51000 · General Overhead	2			
52000 · Computer & Software Expenses	54	264	(210)	20%
52500 · Insurance Expense	0	1,694	(1,694)	0%
57000 · Professional Services Fees	6,901	11,473	(4,572)	60%
68000 · Parks & Open Space Expense	0	850	(850)	0%
80000 · Capital Expenses	11,953	969,500	(957,547)	1%
99000 · Contingency	0	0	0	0%
Total Expense	18,910	983,781	(964,871)	2%
Net Ordinary Income	29,061	(822,252)	851,313	(4%)
Net Income	29,061	(822,252)	851,313	(4%)

Roxborough Village Metro District
Chatfield Farms Profit & Loss Budget vs. Actual
January through April 2025

1:42 PM
05/15/2025
Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · Property Tax Income	107,247	375,309	(268,062)	29%
Total Income	107,247	375,309	(268,062)	29%
Gross Profit	107,247	375,309	(268,062)	29%
Expense				
50000 · Treasurer Fees	1,510	5,150	(3,640)	29%
51000 · General Overhead	436	2,612	(2,176)	17%
52000 · Computer & Software Expenses	209	1,013	(804)	21%
52500 · Insurance Expense	2,581	7,255	(4,674)	36%
52600 · Election Expense	5,256	7,200	(1,944)	73%
53000 · Board of Director's Expense	0	1,694	(1,694)	0%
54000 · Payroll Expenses	0	153	(153)	0%
57000 · Professional Services Fees	27,238	52,305	(25,067)	52%
62000 · Repairs and Maintenance	1,841	2,100	(259)	88%
64000 · Landscape Expenses	6,864	77,961	(71,097)	9%
65000 · Playground & Infrastructure Exp	86	10,262	(10,176)	1%
68000 · Parks & Open Space Expense	19,999	65,766	(45,767)	30%
80000 · Capital Expenses	0	5,000	(5,000)	0%
Total Expense	66,020	238,471	(172,451)	28%
Net Ordinary Income	41,227	136,838	(95,611)	30%
Net Income	41,227	136,838	(95,611)	30%

Roxborough Village Metro District
General Fund Profit & Loss Budget vs. Actual
January through April 2025

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05/15/2025
Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · Property Tax Income				
41010 · Specific Ownership Tax	25,493	77,925	(52,432)	33%
41020 · Property Tax	629,232	1,312,271	(683,039)	48%
41040 · Prior Year Tax	(48)	759	(807)	(6%)
41045 · Property Tax Interest	12	311	(299)	4%
Total 41000 · Property Tax Income	654,689	1,391,266	(736,577)	47%
43000 · Park and Field Income				
43010 · Sports Field Fees	0	2,200	(2,200)	0%
Total 43000 · Park and Field Income	0	2,200	(2,200)	0%
46000 · Interest Income				
46010 · General Bank Account Interest	16,118	48,082	(31,964)	34%
Total 46000 · Interest Income	16,118	48,082	(31,964)	34%
49000 · Miscellaneous Income				
49010 · Miscellaneous Income	906			
Total 49000 · Miscellaneous Income	906			
Total Income	671,713	1,441,548	(769,835)	47%
Gross Profit	671,713	1,441,548	(769,835)	47%
Expense				
50000 · Treasurer Fees	9,438	19,091	(9,653)	49%
51000 · General Overhead				
51005 · Dues & Subscriptions	990	2,189	(1,199)	45%
51010 · Communication / Website Expense	48			
51050 · Utilities Expense	1,485	14,140	(12,655)	11%
Total 51000 · General Overhead	2,523	16,329	(13,806)	15%
52000 · Computer & Software Expenses				
52040 · Software & Online Subscriptions	1,305	6,332	(5,027)	21%
Total 52000 · Computer & Software Expenses	1,305	6,332	(5,027)	21%
52500 · Insurance Expense				
52550 · General Insurance	13,330	45,000	(31,670)	30%
52500 · Insurance Expense - Other	0	343	(343)	0%
Total 52500 · Insurance Expense	13,330	45,343	(32,013)	29%
52600 · Election Expense	32,876	45,000	(12,124)	73%
53000 · Board of Director's Expense				
53010 · Directors' Stipend	4,300	9,870	(5,570)	44%
53020 · BOD Travel/Mileage Expense	0	323	(323)	0%
53040 · BOD Conference/Retreat Expense	0	394	(394)	0%
53050 · Other BOD Expense	445			
Total 53000 · Board of Director's Expense	4,745	10,587	(5,842)	45%
54000 · Payroll Expenses				
54060 · Employer Payroll Taxes	329	755	(426)	44%
54000 · Payroll Expenses - Other	90	202	(112)	45%
Total 54000 · Payroll Expenses	419	957	(538)	44%
57000 · Professional Services Fees				
57010 · Auditing	5,760	7,350	(1,590)	78%
57020 · Legal Expenses	48,606	90,450	(41,844)	54%
57030 · Accounting Services	7,813	27,260	(19,447)	29%

57040 · District Management	82,054	130,620	(48,566)	63%
57050 · Engineering Expense	23,332	51,224	(27,892)	46%
57090 · Other Professional Services Exp	83	20,000	(19,917)	0%
Total 57000 · Professional Services Fees	167,648	326,904	(159,256)	51%
62000 · Repairs and Maintenance				
62010 · General Repairs and Maintenance	1,669	7,000	(5,331)	24%
62020 · Utility Locate	10,110	3,499	6,611	289%
62000 · Repairs and Maintenance - Other	0	2,625	(2,625)	0%
Total 62000 · Repairs and Maintenance	11,779	13,124	(1,345)	90%
64000 · Landscape Expenses				
64010 · Landscape Repairs and Maint	2,814	9,916	(7,102)	28%
64020 · Landscape Weed Control Expense	0	34,384	(34,384)	0%
64030 · Irrigation Expense	1,474	142,068	(140,594)	1%
64040 · Landscape Contract	38,611	270,890	(232,279)	14%
64000 · Landscape Expenses - Other	0	30,000	(30,000)	0%
Total 64000 · Landscape Expenses	42,899	487,258	(444,359)	9%
65000 · Playground & Infrastructure Exp				
65010 · Playground Repairs and Maint	0	32,568	(32,568)	0%
65030 · Graffiti Removal /Vandalism Exp	537	9,316	(8,779)	6%
65040 · Skate Park Maintenance	0	19,000	(19,000)	0%
65080 · Misc. Playground & Infrastruct	0	2,752	(2,752)	0%
65000 · Playground & Infrastructure Exp - Other	0	500	(500)	0%
Total 65000 · Playground & Infrastructure Exp	537	64,136	(63,599)	1%
68000 · Parks & Open Space Expense				
68010 · Foothills Park & Rec Fees	7,541	24,564	(17,023)	31%
68020 · Mosquito Control Expense	0	14,490	(14,490)	0%
68025 · Water Expense	4,931	93,212	(88,281)	5%
68030 · Seasonal Lighting Expense	0	17,000	(17,000)	0%
68035 · Wetland Mitigation	0	275	(275)	0%
68045 · Tree Care Expense	0	30,000	(30,000)	0%
68050 · Portable Restroom Exp.	2,395	8,235	(5,840)	29%
68070 · Snow Removal Expense	57,652	110,316	(52,664)	52%
68080 · Algae Control Exp.	0	40,000	(40,000)	0%
68085 · Annual Trails Maintenance	0	15,000	(15,000)	0%
68095 · Open Space Maintenances / Fire	46,765	57,950	(11,185)	81%
Total 68000 · Parks & Open Space Expense	119,284	411,042	(291,758)	29%
70000 · Bond Interest & Principal Exp.				
70020 · Bond Principal - Series 1993			(294)	
Total 70000 · Bond Interest & Principal Exp.			(294)	
80000 · Capital Expenses				
80010 · Park Infastructure/Improvements	0	5,000	(5,000)	0%
Total 80000 · Capital Expenses	0	5,000	(5,000)	0%
99000 · Contingency	0	39,960	(39,960)	0%
Total Expense	406,489	1,491,063	(1,084,574)	27%
Net Ordinary Income	265,224	(49,515)	314,739	(536%)
Net Income	265,224	(49,515)	314,739	(536%)

Roxborough Village Metro District
A/P Aging Summary
As of April 30, 2025

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05/15/2025

	Current	1 - 45	46 - 90	> 90	TOTAL
Bill.com LLC	334.73	0.00	0.00	0.00	334.73
Consolidated Divisions Inc	1,064.77	2,826.05	840.00	0.00	4,730.82
CORE Electric Cooperative	0.00	373.96	0.00	0.00	373.96
Diversified Underground	9,335.00	0.00	0.00	0.00	9,335.00
Esri Inc	1,700.51	0.00	0.00	0.00	1,700.51
Farnsworth Group, Inc	22,533.25	0.00	0.00	57,362.67	79,895.92
Foothills Park & Recreation District	3,623.33	0.00	0.00	0.00	3,623.33
Gemsbok Consulting Inc.	2,002.50	0.00	0.00	0.00	2,002.50
Good Plumbing Service	0.00	275.00	0.00	0.00	275.00
Hoelting & Company, Inc	6,000.00	0.00	0.00	0.00	6,000.00
Ireland Stapleton Pryor & Pascoe PC	20,088.48	5,473.48	0.00	0.00	25,561.96
Karat Production Services Inc	14,059.75	0.00	0.00	0.00	14,059.75
Metro Maintenance	0.00	250.00	0.00	0.00	250.00
Special District Management Services, Inc	35,891.23	0.00	0.00	0.00	35,891.23
Utility Notification Center of Colorado	0.00	69.05	0.00	0.00	69.05
TOTAL	116,633.55	9,267.54	840.00	57,362.67	184,103.76

Roxborough Village Metro District
Claims by Vendor Detail
April 2025

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05/15/2025

Cash Basis

	Type	Date	Num	Memo	Account	Original Amount	Balance
BackflowTech	Bill	04/18/2025	7852		64030 · Irrigation Expense	235.20	235.20
	Bill	04/18/2025	7852		64030 · Irrigation Expense	44.80	280.00
Total BackflowTech							280.00
Bill.com LLC	Bill	04/08/2025	25040967996	Billing Period 03/05/2025 - 04/04/2025 52040 · Software & Online Subscriptio		278.24	278.24
	Bill	04/08/2025	25040967996	Billing Period 03/05/2025 - 04/04/2025 52040 · Software & Online Subscriptio		53.00	331.24
	Bill	04/08/2025	25040967996	Billing Period 03/05/2025 - 04/04/2025 52040 · Software & Online Subscriptio		13.80	345.04
	Total Bill.com LLC						345.04
Colorado Community Media	Bill	04/21/2025	129466		52600 · Election Expense	34.78	34.78
	Bill	04/21/2025	129466		52600 · Election Expense	6.62	41.40
Total Colorado Community Media							41.40
Consolidated Divisions Inc	Bill	04/15/2025	2018523		64040 · Landscape Contract	8,108.39	8,108.39
	Bill	04/15/2025	2018523		64040 · Landscape Contract	1,544.46	9,652.85
Total Consolidated Divisions Inc							9,652.85
Foothills Park & Recreation District	Bill	04/21/2025	SALES000000035974	March 2025 Resident Use	68010 · Foothills Park & Rec Fees	914.92	914.92
	Bill	04/21/2025	SALES000000035974	March 2025 Resident Use	68010 · Foothills Park & Rec Fees	337.50	1,252.42
Total Foothills Park & Recreation District							1,252.42
Gembok Consulting Inc.	Bill	04/11/2025	6246	March 2025	57030 · Accounting Services	1,936.37	1,936.37
	Bill	04/11/2025	6246	March 2025	57030 · Accounting Services	368.83	2,305.20
	Bill	04/11/2025	6246	March 2025	57030 · Accounting Services	96.05	2,401.25
	Bill	04/11/2025	6245	March 2025	57030 · Accounting Services	306.25	2,707.50
	Total Gembok Consulting Inc.						2,707.50
Karat Production Services Inc	Bill	04/21/2025	10351	Postage to mail 2025 election ballots	52600 · Election Expense	2,895.68	2,895.68
	Bill	04/21/2025	10351		52600 · Election Expense	551.56	3,447.24
Total Karat Production Services Inc							3,447.24
ND Tree & Crane Service	Bill	04/15/2025	00027-I		68095 · Open Space Maintenances / F	39,282.60	39,282.60
	Bill	04/15/2025	00027-I		68095 · Open Space Maintenances / F	7,482.40	46,765.00
Total ND Tree & Crane Service							46,765.00
QuickBooks Payroll Service	Liability Check	04/29/2025		Fee for 5 direct deposit(s) at \$5.00 ea	54000 · Payroll Expenses	25.00	25.00
	Total QuickBooks Payroll Service						25.00
Roxborough Water & Sanitation District	Bill	04/15/2025		Service Period 02/25 - 03/24/25 Marm	68025 · Water Expense	208.50	208.50
	Bill	04/15/2025		Service Period 02/25/25 to 03/24/25 E	68025 · Water Expense	104.25	312.75
	Bill	04/15/2025		Service Period 02/25 - 03/24/25 Mule	68025 · Water Expense	104.25	417.00
	Bill	04/15/2025		Service Period 02/25/25 - 03/24/25 Ra	68025 · Water Expense	119.00	536.00
	Bill	04/15/2025		Billing Period 03/01/25 - 03/31/25	68025 · Water Expense	735.28	1,271.28
	Bill	04/15/2025		Billing Period 03/01/25 - 03/31/25	68025 · Water Expense	140.05	1,411.33
	Total Roxborough Water & Sanitation District						1,411.33
Special District Management Services, Inc	Bill	04/18/2025	145582	March 2025 District Management Fee 57040 · District Management		19,907.21	19,907.21
	Bill	04/18/2025	145582	March 2025 District Management Fee 57040 · District Management		3,791.85	23,699.06
	Bill	04/18/2025	145582	March 2025 District Management Fee 57040 · District Management		987.46	24,686.52
Total Special District Management Services, Inc						24,686.52	
UMB Bank	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-21.18	-21.18
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-25.57	-46.75
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-25.57	-72.32
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-36.20	-108.52
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-46.79	-155.31
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-64.61	-219.92
	Deposit	04/21/2025		Escheatment Checks 1993 Series B 2 70020 · Bond Principal - Series 1993		-74.01	-293.93
Total UMB Bank						-293.93	
United Site Services	Bill	04/01/2025	INV-5196012	Services Chatfield Farms Park	68050 · Portable Restroom Exp.	303.34	303.34
	Bill	04/01/2025	INV-5197782	Services Roxborough Community Par	68050 · Portable Restroom Exp.	295.47	598.81
Total United Site Services							598.81
Xcel Energy	Bill	04/30/2025	921122371		51050 · Utilities Expense	3.68	3.68
Total Xcel Energy							3.68
TOTAL							90,922.86

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	Num	Date	Source Name	Payroll Item	Type	Wage Base	Amount
BOD Compensation							
	DD1108	04/30/2025	Brendan M Coupe	BOD Compensation	Paycheck	0.00	200.00
	DD1109	04/30/2025	Debra D Prysby	BOD Compensation	Paycheck	0.00	200.00
	DD1110	04/30/2025	Ephram Glass	BOD Compensation	Paycheck	0.00	200.00
	DD1111	04/30/2025	Mark J Rubic	BOD Compensation	Paycheck	0.00	200.00
	DD1112	04/30/2025	Travis Jensen	BOD Compensation	Paycheck	0.00	200.00
Total BOD Compensation						0.00	1,000.00
TOTAL						0.00	1,000.00

Roxborough Village Metro District
Capital Fund Profit & Loss Detail
 January through April 2025

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05/15/2025

Accrual Basis

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
Ordinary Income/Expense								
Income								
45000 - Grant Income								
	Deposit	01/22/2025		Colorado department of Agriculture	Noxious Weed Grant Deposit		20,000.00	20,000.00
Total 45000 - Grant Income						0.00	20,000.00	20,000.00
46000 - Interest Income								
46010 - General Bank Account Interest								
	Deposit	01/31/2025			Deposit		4,127.35	4,127.35
	Deposit	01/31/2025			Deposit		400.37	4,527.72
	Deposit	02/28/2025			Deposit		392.61	4,920.33
	Deposit	02/28/2025			Deposit		3,627.10	8,547.43
	Deposit	03/31/2025			Deposit		3,877.36	12,424.79
	Deposit	03/31/2025			Deposit		433.50	12,858.29
	Deposit	04/10/2025			Deposit		3,738.10	16,596.39
	Deposit	04/10/2025			Deposit		366.95	16,963.34
Total 46010 - General Bank Account Interest						0.00	16,963.34	16,963.34
Total 46000 - Interest Income						0.00	16,963.34	16,963.34
48000 - CTF/Lottery Income								
	Deposit	03/11/2025			Deposit		11,007.72	11,007.72
Total 48000 - CTF/Lottery Income						0.00	11,007.72	11,007.72
Total Income						0.00	47,971.06	47,971.06
Gross Profit						0.00	47,971.06	47,971.06
Expense								
51000 - General Overhead								
51010 - Communication / Website Expense								
	Bill	02/21/2025	130456	Colorado Community Media		1.99		1.99
Total 51010 - Communication / Website Expense						1.99	0.00	1.99
Total 51000 - General Overhead						1.99	0.00	1.99
52000 - Computer & Software Expenses								
52040 - Software & Online Subscriptions								
	Bill	01/31/2025	25020248224	Bill.com LLC	Billing Period 01/05/2025 - 02/04/2025	13.56		13.56
	Bill	02/28/2025	25030600003	Bill.com LLC	Billing Period 02/05/2025 - 03/04/2025	13.61		27.17
	Bill	03/31/2025	25040967996	Bill.com LLC	Billing Period 03/05/2025 - 04/04/2025	13.80		40.97
	Bill	04/30/2025	25051325135	Bill.com LLC	Billing Period 04/05/2025 - 05/04/2025	13.39		54.36
Total 52040 - Software & Online Subscriptions						54.36	0.00	54.36
Total 52000 - Computer & Software Expenses						54.36	0.00	54.36
52500 - Insurance Expense								
52550 - General Insurance								
	General Journal	01/31/2025	0125BusIns		To move Business Insurance prepaid t	0.00		0.00
	General Journal	02/28/2025	0225BusIns		To move Business Insurance prepaid t	0.00		0.00
	General Journal	03/31/2025	0325BusIns		To move Business Insurance prepaid t	0.00		0.00
	General Journal	04/30/2025	0425BusIns		To move Business Insurance prepaid t	0.00		0.00
Total 52550 - General Insurance						0.00	0.00	0.00
Total 52500 - Insurance Expense						0.00	0.00	0.00
57000 - Professional Services Fees								
57010 - Auditing								

	Bill	04/30/2025 49310	Hoelting & Company, Inc	2023 Audit	240.00		240.00
Total 57010 · Auditing					240.00	0.00	240.00
57020 · Legal Expenses							
	Bill	01/31/2025 161931	Ireland Stapleton Pryor & Pascoe PC	Billed Through 01/31/2025	512.60		512.60
	Bill	01/31/2025 161931	Ireland Stapleton Pryor & Pascoe PC	Credit for double payment of bill.com		151.59	361.01
	Bill	02/28/2025 Feb2025	Ireland Stapleton Pryor & Pascoe PC	Billed Through 02/28/2025	474.28		835.29
	Bill	03/31/2025 163536	Ireland Stapleton Pryor & Pascoe PC	Billed Through 03/31/2025	124.68		959.97
	General Journal	04/30/2025 0430AccruEx			480.00		1,439.97
	Bill	04/30/2025 164405	Ireland Stapleton Pryor & Pascoe PC	Billed Through 04/30/2025	577.48		2,017.45
Total 57020 · Legal Expenses					2,169.04	151.59	2,017.45
57030 · Accounting Services							
	Bill	01/31/2025 6190	Gembok Consulting Inc.	January 2025	72.72		72.72
	Bill	02/28/2025 6212	Gembok Consulting Inc.	February 2025	63.90		136.62
	Bill	03/31/2025 6246	Gembok Consulting Inc.	March 2025	96.05		232.67
	Bill	04/30/2025 6268	Gembok Consulting Inc.	April 2025	80.10		312.77
Total 57030 · Accounting Services					312.77	0.00	312.77
57040 · District Management							
	Bill	01/31/2025 143497	Special District Management Services,	January 2025 District Management Fee	448.74		448.74
	Bill	02/28/2025 144581	Special District Management Services,	February 2025 District Management Fe	558.02		1,006.76
	Bill	03/31/2025 145582	Special District Management Services,	March 2025 District Management Fees	987.46		1,994.22
	Bill	04/30/2025 146971	Special District Management Services,	April 2025 District Management Fees	1,435.65		3,429.87
Total 57040 · District Management					3,429.87	0.00	3,429.87
57050 · Engineering Expense							
	Bill	04/28/2025 260266	Farnsworth Group, Inc	Period ending 03.31.2025	901.33		901.33
Total 57050 · Engineering Expense					901.33	0.00	901.33
Total 57000 · Professional Services Fees					7,053.01	151.59	6,901.42
68000 · Parks & Open Space Expense							
68065 · Water Rights Expense							
	Bill	01/31/2025 161931	Ireland Stapleton Pryor & Pascoe PC	Billed Through 01/31/2025	0.00		0.00
	Bill	01/31/2025 143497	Special District Management Services,	January 2025 District Management Fee	0.00		0.00
	Bill	02/28/2025 144581	Special District Management Services,	February 2025 District Management Fe	0.00		0.00
	Bill	02/28/2025 Feb2025	Ireland Stapleton Pryor & Pascoe PC	Billed Through 02/28/2025	0.00		0.00
	Bill	03/31/2025 145582	Special District Management Services,	March 2025 District Management Fees	0.00		0.00
	Bill	03/31/2025 163536	Ireland Stapleton Pryor & Pascoe PC	Billed Through 03/31/2025	0.00		0.00
	Bill	04/30/2025 146971	Special District Management Services,	April 2025 District Management Fees	0.00		0.00
	Bill	04/30/2025 164405	Ireland Stapleton Pryor & Pascoe PC	Billed Through 04/30/2025	0.00		0.00
Total 68065 · Water Rights Expense					0.00	0.00	0.00
Total 68000 · Parks & Open Space Expense					0.00	0.00	0.00
80000 · Capital Expenses							
80060 · Plant Nursery							
	Bill	01/30/2025 RVMD10010	Ephram Glass*	Greenhouse Supplies	627.69		627.69
Total 80060 · Plant Nursery					627.69	0.00	627.69
80070 · New Playground							
	Bill	01/23/2025 7884	Rocky Mountain Recreation Inc	Airplane Park	5,880.80		5,880.80
	Bill	02/20/2025 7935	Rocky Mountain Recreation Inc	Airplane Park	5,444.20		11,325.00
Total 80070 · New Playground					11,325.00	0.00	11,325.00
Total 80000 · Capital Expenses					11,952.69	0.00	11,952.69
Total Expense					19,062.05	151.59	18,910.46
Net Ordinary Income					19,062.05	48,122.65	29,060.60
Net Income					19,062.05	48,122.65	29,060.60

Roxborough Village Metro District
General Fund Profit & Loss Detail
January through April 2025

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05/15/2025

Accrual Basis

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
Ordinary Income/Expense								
Income								
41000 - Property Tax Income								
41010 - Specific Ownership Tax								
	Deposit	02/10/2025			Deposit		8,611.72	8,611.72
	Deposit	03/11/2025			Deposit		8,537.87	17,149.59
	Deposit	04/10/2025			Deposit		8,343.26	25,492.85
Total 41010 - Specific Ownership Tax						0.00	25,492.85	25,492.85
41020 - Property Tax								
	Deposit	02/10/2025			Deposit		22,050.07	22,050.07
	Deposit	03/11/2025			Deposit		569,431.38	591,481.45
	Deposit	04/10/2025			Deposit		37,750.20	629,231.65
Total 41020 - Property Tax						0.00	629,231.65	629,231.65
41040 - Prior Year Tax								
	Deposit	03/11/2025			Prior year value adjustment (abatemen	47.69		-47.69
Total 41040 - Prior Year Tax						47.69	0.00	-47.69
41045 - Property Tax Interest								
	Deposit	03/11/2025			Prior year interest value adjustment	0.95		-0.95
	Deposit	04/10/2025			Deposit		12.75	11.80
Total 41045 - Property Tax Interest						0.95	12.75	11.80
Total 41000 - Property Tax Income						48.64	654,737.25	654,688.61
46000 - Interest Income								
46010 - General Bank Account Interest								
	Deposit	01/31/2025			Deposit		3,530.66	3,530.66
	Deposit	02/28/2025			Deposit		3,025.31	6,555.97
	Deposit	03/31/2025			Deposit		4,602.19	11,158.16
	Deposit	04/30/2025			Deposit		4,959.47	16,117.63
Total 46010 - General Bank Account Interest						0.00	16,117.63	16,117.63
Total 46000 - Interest Income						0.00	16,117.63	16,117.63
49000 - Miscellaneous Income								
49010 - Miscellaneous Income								
	Deposit	02/07/2025	114412	CORE Electric Cooperative	Core Power Easement		906.00	906.00
Total 49010 - Miscellaneous Income						0.00	906.00	906.00
Total 49000 - Miscellaneous Income						0.00	906.00	906.00
Total Income						48.64	671,760.88	671,712.24
Gross Profit								
						48.64	671,760.88	671,712.24
Expense								
50000 - Treasurer Fees								
	Deposit	02/10/2025			Deposit	330.78		330.78
	Deposit	03/11/2025			Prior year treasurer fee		0.72	330.06
	Deposit	03/11/2025			Deposit	8,541.48		8,871.54
	Deposit	04/10/2025			Deposit	566.45		9,437.99
Total 50000 - Treasurer Fees						9,438.71	0.72	9,437.99
51000 - General Overhead								
51005 - Dues & Subscriptions								
	Bill	01/31/2025	2025 Membership	Special District Association of Colorad	2025 SDA Annual Membership	990.14		990.14
Total 51005 - Dues & Subscriptions						990.14	0.00	990.14
51010 - Communication / Website Expense								
	Bill	02/21/2025	130456	Colorado Community Media		47.77		47.77

Total 51010 · Communication / Website Expense					47.77	0.00	47.77	
51050 · Utilities Expense								
	Bill	01/02/2025	909043485	Xcel Energy	December Statement	3.68	3.68	
	Bill	01/21/2025		CORE Electric Cooperative		892.68	896.36	
	Bill	02/02/2025	913273288	Xcel Energy	December Statement	3.68	900.04	
	Bill	02/20/2025		CORE Electric Cooperative		203.44	1,103.48	
	Bill	03/03/2025	917008394	Xcel Energy		3.68	1,107.16	
	Bill	03/19/2025		CORE Electric Cooperative		200.99	1,308.15	
	Credit	03/19/2025		CORE Electric Cooperative			1,107.16	
	Bill	04/01/2025	921122371	Xcel Energy		3.68	1,110.84	
	Bill	04/17/2025		CORE Electric Cooperative		373.96	1,484.80	
Total 51050 · Utilities Expense						1,685.79	200.99	1,484.80
Total 51000 · General Overhead						2,723.70	200.99	2,522.71
52000 · Computer & Software Expenses								
52040 · Software & Online Subscriptions								
	Bill	01/31/2025	25020248224	Bill.com LLC	Billing Period 01/05/2025 - 02/04/2025	325.43	325.43	
	Bill	02/28/2025	25030600003	Bill.com LLC	Billing Period 02/05/2025 - 03/04/2025	326.58	652.01	
	Bill	03/31/2025	25040967996	Bill.com LLC	Billing Period 03/05/2025 - 04/04/2025	331.24	983.25	
	Bill	04/30/2025	25051325135	Bill.com LLC	Billing Period 04/05/2025 - 05/04/2025	321.34	1,304.59	
Total 52040 · Software & Online Subscriptions						1,304.59	0.00	1,304.59
Total 52000 · Computer & Software Expenses						1,304.59	0.00	1,304.59
52500 · Insurance Expense								
52550 · General Insurance								
	General Journal	01/31/2025	0125BusIns		To move Business Insurance prepaid t	3,332.50	3,332.50	
	General Journal	02/28/2025	0225BusIns		To move Business Insurance prepaid t	3,332.50	6,665.00	
	General Journal	03/31/2025	0325BusIns		To move Business Insurance prepaid t	3,332.50	9,997.50	
	General Journal	04/30/2025	0425BusIns		To move Business Insurance prepaid t	3,332.50	13,330.00	
Total 52550 · General Insurance						13,330.00	0.00	13,330.00
Total 52500 · Insurance Expense						13,330.00	0.00	13,330.00
52600 · Election Expense								
	Bill	01/31/2025	143497	Special District Management Services, January 2025 District Management Fe		262.50	262.50	
	Bill	02/07/2025	129466	Colorado Community Media		41.40	303.90	
	Bill	02/28/2025	Feb2025	Ireland Stapleton Pryor & Pascoe PC	Billed Through 02/28/2025	7,219.00	7,522.90	
	Bill	03/06/2025	Election List	Douglas Country Government	Extended Time	25.74	7,548.64	
	Bill	03/31/2025	163536	Ireland Stapleton Pryor & Pascoe PC	Billed Through 03/31/2025	2,169.00	9,717.64	
	Bill	04/14/2025	10351	Karat Production Services Inc	-MULTIPLE-	3,447.24	13,164.88	
	Bill	04/25/2025	10341	Karat Production Services Inc		14,059.75	27,224.63	
	Bill	04/30/2025	164405	Ireland Stapleton Pryor & Pascoe PC	Billed Through 04/30/2025	5,651.50	32,876.13	
Total 52600 · Election Expense						32,876.13	0.00	32,876.13
53000 · Board of Director's Expense								
53010 · Directors' Stipend								
	Paycheck	01/31/2025	DD1095	Brendan M Coupe	Direct Deposit	200.00	200.00	
	Paycheck	01/31/2025	DD1096	Debra D Prysby	Direct Deposit	200.00	400.00	
	Paycheck	01/31/2025	DD1097	Ephram Glass	Direct Deposit	200.00	600.00	
	Paycheck	02/28/2025	DD1098	Brendan M Coupe	Direct Deposit	300.00	900.00	
	Paycheck	02/28/2025	DD1099	Debra D Prysby	Direct Deposit	300.00	1,200.00	
	Paycheck	02/28/2025	DD1100	Ephram Glass	Direct Deposit	400.00	1,600.00	
	Paycheck	02/28/2025	DD1101	Mark J Rubic	Direct Deposit	400.00	2,000.00	
	Paycheck	02/28/2025	DD1102	Travis Jensen	Direct Deposit	300.00	2,300.00	
	Paycheck	03/31/2025	DD1103	Brendan M Coupe	Direct Deposit	200.00	2,500.00	
	Paycheck	03/31/2025	DD1104	Debra D Prysby	Direct Deposit	200.00	2,700.00	
	Paycheck	03/31/2025	DD1105	Ephram Glass	Direct Deposit	200.00	2,900.00	
	Paycheck	03/31/2025	DD1106	Mark J Rubic	Direct Deposit	200.00	3,100.00	
	Paycheck	03/31/2025	DD1107	Travis Jensen	Direct Deposit	200.00	3,300.00	

	Paycheck	04/30/2025 DD1108	Brendan M Coupe	Direct Deposit	200.00	3,500.00
	Paycheck	04/30/2025 DD1109	Debra D Prysby	Direct Deposit	200.00	3,700.00
	Paycheck	04/30/2025 DD1110	Ephram Glass	Direct Deposit	200.00	3,900.00
	Paycheck	04/30/2025 DD1111	Mark J Rubic	Direct Deposit	200.00	4,100.00
	Paycheck	04/30/2025 DD1112	Travis Jensen	Direct Deposit	200.00	4,300.00
Total 53010 · Directors' Stipend					4,300.00	0.00
53050 · Other BOD Expense						4,300.00
	Bill	01/01/2025 Library Rental	Douglas County Libraries		375.00	375.00
	Bill	02/20/2025 Library Rental 2	Douglas County Libraries	Extended Time	70.00	445.00
Total 53050 · Other BOD Expense					445.00	0.00
Total 53000 · Board of Director's Expense					4,745.00	0.00
54000 · Payroll Expenses						4,745.00
54060 · Employer Payroll Taxes						
	Paycheck	01/31/2025 DD1095	Brendan M Coupe	Direct Deposit	15.30	15.30
	Paycheck	01/31/2025 DD1096	Debra D Prysby	Direct Deposit	15.30	30.60
	Paycheck	01/31/2025 DD1097	Ephram Glass	Direct Deposit	15.30	45.90
	Paycheck	02/28/2025 DD1098	Brendan M Coupe	Direct Deposit	22.95	68.85
	Paycheck	02/28/2025 DD1099	Debra D Prysby	Direct Deposit	22.95	91.80
	Paycheck	02/28/2025 DD1100	Ephram Glass	Direct Deposit	30.60	122.40
	Paycheck	02/28/2025 DD1101	Mark J Rubic	Direct Deposit	30.60	153.00
	Paycheck	02/28/2025 DD1102	Travis Jensen	Direct Deposit	22.95	175.95
	Paycheck	03/31/2025 DD1103	Brendan M Coupe	Direct Deposit	15.30	191.25
	Paycheck	03/31/2025 DD1104	Debra D Prysby	Direct Deposit	15.30	206.55
	Paycheck	03/31/2025 DD1105	Ephram Glass	Direct Deposit	15.30	221.85
	Paycheck	03/31/2025 DD1106	Mark J Rubic	Direct Deposit	15.30	237.15
	Paycheck	03/31/2025 DD1107	Travis Jensen	Direct Deposit	15.30	252.45
	Paycheck	04/30/2025 DD1108	Brendan M Coupe	Direct Deposit	15.30	267.75
	Paycheck	04/30/2025 DD1109	Debra D Prysby	Direct Deposit	15.30	283.05
	Paycheck	04/30/2025 DD1110	Ephram Glass	Direct Deposit	15.30	298.35
	Paycheck	04/30/2025 DD1111	Mark J Rubic	Direct Deposit	15.30	313.65
	Paycheck	04/30/2025 DD1112	Travis Jensen	Direct Deposit	15.30	328.95
Total 54060 · Employer Payroll Taxes					328.95	0.00
54000 · Payroll Expenses - Other						328.95
	Liability Check	01/30/2025	QuickBooks Payroll Service	Fee for 3 direct deposit(s) at \$5.00 eac	15.00	15.00
	Paycheck	01/31/2025 DD1095	Brendan M Coupe	Direct Deposit	0.00	15.00
	Paycheck	01/31/2025 DD1096	Debra D Prysby	Direct Deposit	0.00	15.00
	Paycheck	01/31/2025 DD1097	Ephram Glass	Direct Deposit	0.00	15.00
	Liability Check	02/27/2025	QuickBooks Payroll Service	Fee for 5 direct deposit(s) at \$5.00 eac	25.00	40.00
	Paycheck	02/28/2025 DD1098	Brendan M Coupe	Direct Deposit	0.00	40.00
	Paycheck	02/28/2025 DD1099	Debra D Prysby	Direct Deposit	0.00	40.00
	Paycheck	02/28/2025 DD1100	Ephram Glass	Direct Deposit	0.00	40.00
	Paycheck	02/28/2025 DD1101	Mark J Rubic	Direct Deposit	0.00	40.00
	Paycheck	02/28/2025 DD1102	Travis Jensen	Direct Deposit	0.00	40.00
	Liability Check	03/28/2025	QuickBooks Payroll Service	Fee for 5 direct deposit(s) at \$5.00 eac	25.00	65.00
	Paycheck	03/31/2025 DD1103	Brendan M Coupe	Direct Deposit	0.00	65.00
	Paycheck	03/31/2025 DD1104	Debra D Prysby	Direct Deposit	0.00	65.00
	Paycheck	03/31/2025 DD1105	Ephram Glass	Direct Deposit	0.00	65.00
	Paycheck	03/31/2025 DD1106	Mark J Rubic	Direct Deposit	0.00	65.00
	Paycheck	03/31/2025 DD1107	Travis Jensen	Direct Deposit	0.00	65.00
	Liability Check	04/29/2025	QuickBooks Payroll Service	Fee for 5 direct deposit(s) at \$5.00 eac	25.00	90.00
	Paycheck	04/30/2025 DD1108	Brendan M Coupe	Direct Deposit	0.00	90.00
	Paycheck	04/30/2025 DD1109	Debra D Prysby	Direct Deposit	0.00	90.00
	Paycheck	04/30/2025 DD1110	Ephram Glass	Direct Deposit	0.00	90.00
	Paycheck	04/30/2025 DD1111	Mark J Rubic	Direct Deposit	0.00	90.00

	Paycheck	04/30/2025 DD1112	Travis Jensen	Direct Deposit	0.00		90.00
Total 54000 · Payroll Expenses - Other					90.00	0.00	90.00
Total 54000 · Payroll Expenses					418.95	0.00	418.95
57000 · Professional Services Fees							
57010 · Auditing							
	Bill	04/30/2025 49310	Hoelting & Company, Inc	2023 Audit	5,760.00		5,760.00
Total 57010 · Auditing					5,760.00	0.00	5,760.00
57020 · Legal Expenses							
	Bill	01/31/2025 161931	Ireland Stapleton Pryor & Pascoe PC	Billed Through 01/31/2025	12,302.40		12,302.40
	Bill	01/31/2025 161931	Ireland Stapleton Pryor & Pascoe PC	Credit for double payment of bill.com		3,638.20	8,664.20
	Bill	02/28/2025 Feb2025	Ireland Stapleton Pryor & Pascoe PC	Billed Through 02/28/2025	11,382.70		20,046.90
	Bill	03/31/2025 163536	Ireland Stapleton Pryor & Pascoe PC	Billed Through 03/31/2025	3,179.80		23,226.70
	General Journal	04/30/2025 0430AccruEx			11,520.00		34,746.70
	Bill	04/30/2025 164405	Ireland Stapleton Pryor & Pascoe PC	Billed Through 04/30/2025	13,859.50		48,606.20
Total 57020 · Legal Expenses							
57030 · Accounting Services					52,244.40	3,638.20	48,606.20
	Bill						
	Bill	01/31/2025 6190	Gembok Consulting Inc.	January 2025	1,745.38		1,745.38
	Bill	02/28/2025 6212	Gembok Consulting Inc.	February 2025	1,533.60		3,278.98
	Bill	03/31/2025 6246	Gembok Consulting Inc.	March 2025	2,305.20		5,584.18
	Bill	03/31/2025 6245	Gembok Consulting Inc.	March 2025	306.25		5,890.43
Total 57030 · Accounting Services		04/30/2025 6268	Gembok Consulting Inc.	April 2025	1,922.40		7,812.83
57040 · District Management					7,812.83	0.00	7,812.83
	Bill						
	Bill	01/31/2025 143497	Special District Management Services, January 2025	District Management Fees	10,507.33		10,507.33
	Bill	02/28/2025 144581	Special District Management Services, February 2025	District Management Fees	13,392.27		23,899.60
	Bill	03/31/2025 145582	Special District Management Services, March 2025	District Management Fees	23,699.06		47,598.66
Total 57040 · District Management		04/30/2025 146971	Special District Management Services, April 2025	District Management Fees	34,455.58		82,054.24
57050 · Engineering Expense					82,054.24	0.00	82,054.24
	Bill						
	Bill	04/25/2025 26264772	Esri Inc		1,700.51		1,700.51
Total 57050 · Engineering Expense		04/28/2025 260266	Farnsworth Group, Inc	Period ending 03.31.2025	21,631.92		23,332.43
57090 · Other Professional Services Exp					23,332.43	0.00	23,332.43
	Bill						
Total 57090 · Other Professional Services Exp		01/22/2025 00115372	Douglas County Deputy Sheriff's Associati		82.75		82.75
Total 57000 · Professional Services Fees					82.75	0.00	82.75
62000 · Repairs and Maintenance					171,286.65	3,638.20	167,648.45
62010 · General Repairs and Maintenance							
	Bill						
	Bill						
	Bill	02/20/2025 13629	P&L Electric, LLC		723.02		723.02
	Bill	02/20/2025 13561	P&L Electric, LLC		420.55		1,143.57
		04/16/2025 105238	Good Plumbing Service		275.00		1,418.57
Total 62010 · General Repairs and Maintenance		04/19/2025 29257	Metro Maintenance	Initial Bathroom Cleaning	250.00		1,668.57
62020 · Utility Locate					1,668.57	0.00	1,668.57
	Bill						
	Bill						
	Bill						
	Bill	01/31/2025 31458	Diversified Underground	Screen Charge	228.00		228.00
	Bill	01/31/2025 225011178	Utility Notification Center of Colorado	RTL Transmissions	69.05		297.05
	Bill	02/28/2025 225021182	Utility Notification Center of Colorado	RTL Transmissions	69.05		366.10
	Bill	02/28/2025 31631	Diversified Underground	Screen Charge	340.00		706.10
	Bill	03/31/2025 31814	Diversified Underground	Screen Charge	893.00		1,599.10
	Bill	03/31/2025 225031237	Utility Notification Center of Colorado	RTL Transmissions	69.05		1,668.15
	Bill	04/28/2025 27064	Diversified Underground	January 2023	565.00		2,233.15
		04/28/2025 29488	Diversified Underground	March 2024	225.00		2,458.15
		04/28/2025 27762	Diversified Underground	May 2023	1,215.00		3,673.15
		04/28/2025 29323	Diversified Underground	February 2024	195.00		3,868.15

	Bill	04/28/2025 26917	Diversified Underground	December 2022	1,940.00	5,808.15
	Bill	04/28/2025 27578	Diversified Underground	April 2023	2,890.00	8,698.15
	Bill	04/28/2025 27944	Diversified Underground	June 2023	660.00	9,358.15
	Bill	04/30/2025 32029	Diversified Underground	April 2025	752.00	10,110.15
Total 62020 · Utility Locate					10,110.15	0.00
Total 62000 · Repairs and Maintenance					11,778.72	0.00
64000 · Landscape Expenses						
64010 · Landscape Repairs and Maint						
	Bill	02/15/2025 2018165	Consolidated Divisions Inc		117.50	117.50
	Bill	03/31/2025 2018835	Consolidated Divisions Inc		1,631.74	1,749.24
	Bill	04/30/2025 2018915	Consolidated Divisions Inc		1,064.77	2,814.01
Total 64010 · Landscape Repairs and Maint					2,814.01	0.00
64030 · Irrigation Expense						
	Bill	03/11/2025 7852	BackflowTech		280.00	280.00
	Bill	03/31/2025 2018816	Consolidated Divisions Inc		1,194.31	1,474.31
Total 64030 · Irrigation Expense					1,474.31	0.00
64040 · Landscape Contract						
	Bill	01/31/2025 2017633	Consolidated Divisions Inc		9,652.84	9,652.84
	Bill	02/28/2025 2017665	Consolidated Divisions Inc		9,652.84	19,305.68
	Bill	03/31/2025 2018523	Consolidated Divisions Inc		9,652.85	28,958.53
	General Journal	04/30/2025 0430AccruEx			9,652.85	38,611.38
Total 64040 · Landscape Contract					38,611.38	0.00
Total 64000 · Landscape Expenses					42,899.70	0.00
65000 · Playground & Infrastructure Exp						
65030 · Graffiti Removal /Vandalism Exp						
	Bill	02/28/2025 2018400	Consolidated Divisions Inc		536.65	536.65
Total 65030 · Graffiti Removal /Vandalism Exp					536.65	0.00
Total 65000 · Playground & Infrastructure Exp					536.65	0.00
68000 · Parks & Open Space Expense						
68010 · Foothills Park & Rec Fees						
	Bill	01/31/2025 SALES000000035864	Foothills Park & Recreation District	January 2025 Resident Use	1,436.81	1,436.81
	Bill	02/28/2025 SALES000000035902	Foothills Park & Recreation District	February 2025 Resident Use	1,228.85	2,665.66
	Bill	03/31/2025 SALES000000035974	Foothills Park & Recreation District	March 2025 Resident Use	1,252.42	3,918.08
	Bill	04/30/2025 SALES000000036014	Foothills Park & Recreation District	April 2025 Resident Use	3,623.33	7,541.41
Total 68010 · Foothills Park & Rec Fees					7,541.41	0.00
68025 · Water Expense						
	Bill	01/15/2025	Roxborough Water & Sanitation Distric	Service Period 11/24/24 - 12/24/24 Ra	119.00	119.00
	Bill	01/15/2025	Roxborough Water & Sanitation Distric	Service Period 11/25/24 to 12/24/24 M	104.25	223.25
	Bill	01/15/2025	Roxborough Water & Sanitation Distric	Service Period 11/25/24 - 12/24/24 Ma	208.50	431.75
	Bill	01/15/2025	Roxborough Water & Sanitation Distric	Service Period 11/25/24 to 12/24/24 EI	104.25	536.00
	Bill	01/15/2025	Roxborough Water & Sanitation Distric	Billing Period 12/01/24 to 12/31/24	875.33	1,411.33
	Bill	02/10/2025 2004625	Mission Communication LLC	Annual Service	387.00	1,798.33
	Bill	02/15/2025	Roxborough Water & Sanitation Distric	Service Period 12/25/24 to 01/24/25 EI	104.25	1,902.58
	Bill	02/15/2025	Roxborough Water & Sanitation Distric	Service Period 12/25/24 - 01/24/25 Ma	208.50	2,111.08
	Bill	02/15/2025	Roxborough Water & Sanitation Distric	Service Period 12/25/24 - 01/24/25 Mu	104.25	2,215.33
	Bill	02/15/2025	Roxborough Water & Sanitation Distric	Service Period 12/25/24 - 01/24/25 Ra	119.00	2,334.33
	Bill	02/15/2025	Roxborough Water & Sanitation Distric	Billing Period 01/01/2025 - 01/31/2025	875.33	3,209.66
	Bill	03/15/2025	Roxborough Water & Sanitation Distric	Service Period 01/25/25 to 02/24/25 EI	104.25	3,313.91
	Bill	03/15/2025	Roxborough Water & Sanitation Distric	Service Period 01/25 - 02/24/25 Mule	104.25	3,418.16
	Bill	03/15/2025	Roxborough Water & Sanitation Distric	Service Period 01/25/25 - 02/24/25 Ma	208.50	3,626.66
	Bill	03/15/2025	Roxborough Water & Sanitation Distric	Service Period 01/25/25 - 02/24/25 Ra	119.00	3,745.66
	Bill	03/15/2025	Roxborough Water & Sanitation Distric	Billing Period 02/01/2025 - 02/28/2025	875.33	4,620.99
	Deposit	03/31/2025 1813	Phillips Edison & Company	2024 Irrigaiton Usage		1,101.00
	Bill	04/15/2025	Roxborough Water & Sanitation Distric	Service Period 02/25 - 03/24/25 Marm	208.50	3,728.49

	Bill	04/15/2025				
	Bill	04/15/2025	Roxborough Water & Sanitation Distric Service Period 02/25/25 to 03/24/25 El	104.25		3,832.74
	Bill	04/15/2025	Roxborough Water & Sanitation Distric Service Period 02/25 - 03/24/25 Mule	104.25		3,936.99
	Bill	04/15/2025	Roxborough Water & Sanitation Distric Service Period 02/25/25 - 03/24/25 Ra	119.00		4,055.99
	Bill	04/15/2025	Roxborough Water & Sanitation Distric Billing Period 03/01/25 - 03/31/25	875.33		4,931.32
Total 68025 · Water Expense						
68050 · Portable Restroom Exp.				6,032.32	1,101.00	4,931.32
	Bill	01/01/2025 INV-5016865				
	Bill	01/01/2025 INV-5018427	United Site Services	Services Chatfield Farms Park	303.34	303.34
	Bill	02/01/2025 INV-5078635	United Site Services	Services Roxborough Community Park	295.47	598.81
	Bill	02/01/2025 INV-5076127	United Site Services	Services Roxborough Community Park	295.47	894.28
	Bill	03/01/2025 INV-5135614	United Site Services	Services Chatfield Farms Park	303.34	1,197.62
	Bill	03/01/2025 INV-5137413	United Site Services	Services Roxborough Community Park	295.47	1,493.09
	Bill	04/01/2025 INV-5196012	United Site Services	Services Chatfield Farms Park	303.34	1,796.43
	Bill	04/01/2025 INV-5197782	United Site Services	Services Chatfield Farms Park	303.34	2,099.77
			United Site Services	Services Roxborough Community Park	295.47	2,395.24
Total 68050 · Portable Restroom Exp.				2,395.24	0.00	2,395.24
68070 · Snow Removal Expense						
	Bill	01/08/2025 2017564				
	Bill	01/09/2025 2017698	Consolidated Divisions Inc	6,863.00		6,863.00
	Bill	01/16/2025 2017758	Consolidated Divisions Inc	7,271.00		14,134.00
	Bill	01/18/2025 2017807	Consolidated Divisions Inc	388.00		14,522.00
	Bill	01/19/2025 2017878	Consolidated Divisions Inc	9,310.00		23,832.00
	Bill	01/23/2025 2017914	Consolidated Divisions Inc	2,890.00		26,722.00
	Bill	01/25/2025 2017957	Consolidated Divisions Inc	8,183.00		34,905.00
	Bill	01/28/2025 2018001	Consolidated Divisions Inc	10,175.00		45,080.00
	Bill	02/21/2025 2018436	Consolidated Divisions Inc	1,940.00		47,020.00
	Bill	02/28/2025 2018513	Consolidated Divisions Inc	9,792.00		56,812.00
			Consolidated Divisions Inc	840.00		57,652.00
Total 68070 · Snow Removal Expense				57,652.00	0.00	57,652.00
68095 · Open Space Maintenances / Fire						
	Bill	03/21/2025 00027-I				
Total 68095 · Open Space Maintenances / Fire			ND Tree & Crane Service	46,765.00		46,765.00
				46,765.00	0.00	46,765.00
Total 68000 · Parks & Open Space Expense				120,385.97	1,101.00	119,284.97
70000 · Bond Interest & Principal Exp.						
70020 · Bond Principal - Series 1993						
	Deposit	04/21/2025	UMB Bank	Escheatment Checks 1993 Series B 2021(5005)	293.93	-293.93
Total 70020 · Bond Principal - Series 1993				0.00	293.93	-293.93
Total 70000 · Bond Interest & Principal Exp.				0.00	293.93	-293.93
Total Expense				411,724.77	5,234.84	406,489.93
Net Ordinary Income				411,773.41	676,995.72	265,222.31
Net Income				411,773.41	676,995.72	265,222.31

Roxborough Landscape Tasks – April/May

Task	Contract Frequency	Completion Date(s)	Notes
Weekly Mow, Edge Trim, Blow	4	4/17, 5/2 5/9, 5/16	
Post Emergent Beds	2	5/1, 5/2 5/9, 5/16	
Post Emergent Cracks and Curbs	2	5/9, 5/16	Crew will be spraying each week they are out for service in beds and cracks
Mulch Application	1	4/28	Applied mulch to trees
Native mow and Beauty Bands	1	5/12, 5/19	Native mow 4/17, started on beauty bands 5/12 and 5/19
Aeration	1	4/8 and 4/9	
Pre-emergent Turf	1	4/14, 4/15	
Fertilize Turf	1	4/14, 4/15	
Activate Irrigation	1	4/14	
Inspect Irrigation	2/3	4/17, 4/21 4/28, 5/5 5/6, 5/12 5/14	Will include separate sheet for repair work done

Clean Sports Courts/Skate Park	4	4/21, 4/28 5/5, 5/12	Graffiti noticed on Skate Park on 4/28
Power Wash Skate Park	1	4/30	Removed Graffiti and cleaned rest of park
Check Pond Level	2	4/28 5/5, 5/12	
Inspect Pump	1	5/12	
Drag Infield	4	4/17, 4/24 5/1, 5/8 5/16	Hinges to gate missing and latch on gate broken. Parts have been ordered. Will repair week of 5/19
Line Softball Fields	1	4/17, 5/12	
Trash Pickup and Service Pet Stations	8	4/14, 4/17, 4/21, 4/25, 4/28, 5/2, 5/5, 5/9, 5/12, 5/16	New dog station cans installed 5/14 and 2 cans reattached.
Litter Policing Grounds	4	4/21, 4/28 5/5, 5/12	
Clean Bike Trails	4	4/18, 5/2 5/9, 5/16	
Playground Maintenance	4	4/21, 4/28 5/5, 5/12	
Gazebo Maintenance	4	4/21, 4/28 5/5, 5/12	
Site Inspection	2	4/21, 5/5	Dead trees need to be removed by baseball field parking lot and by monument by Intermediate school. Proposals coming

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made and entered into this ____ day of _____, 2025, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, hereinafter referred to as "COUNTY", whose address is 100 Third Street, Castle Rock, Colorado 80104, and ROXBOROUGH VILLAGE METROPOLITAN DISTRICT, 141 Union Blvd., Ste. 150, Lakewood, CO 80228, a political subdivision of the State of Colorado, hereinafter referred to as "LICENSEE".

1. **PROPERTY LICENSED.** The COUNTY hereby grants a license ("License") to the LICENSEE, subject to the terms and conditions contained in this License Agreement, for use of the property, which includes the land and any improvements or facilities thereon, described as follows ("Property"):

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, which identifies the general location of the area to be maintained by the LICENSEE or its assigns within the public right-of-way, which includes the following landscape improvements: planting materials, landscape materials, landscape rock, trees, sidewalks, trails, electric outlets, lighting, decorative walls, and irrigation improvements ("Improvements"). "Improvements" includes any improvements installed by the LICENSEE on the Property.

The Property is subject to all easements and rights-of-way ("ROW") of record. The Improvements installed by the LICENSEE on the Property shall be owned and maintained by the LICENSEE.

2. **UTILITIES.** The LICENSEE covenants and agrees to pay all charges for water, electric power and other utilities assessed, levied or incurred on the Property associated with the Improvements during the term of this License or any renewal thereof.

3. **MAINTENANCE, REPAIR AND ALTERATIONS.** The LICENSEE covenants and agrees not to make or permit to be made any alterations in, or additions to, the Property without the prior written consent of the Public Works Engineering Director, hereinafter "Engineer", and to keep the Property and all Improvements thereon in good repair at the expense of the LICENSEE; to keep the Property free from litter, dirt, debris and obstruction; and to surrender and deliver the Property in good order and condition upon the expiration or termination of this License, ordinary wear and tear and loss by fire, flood or Act of God excepted. In the event the COUNTY has to enter the Property to repair, remove, or in any way maintain the Improvements in order to protect the integrity of the public ROW, the COUNTY will first notify the LICENSEE in advance of the work so that the LICENSEE may determine whether to make the repair, removal, or maintenance work itself; or, if the LICENSEE determines the COUNTY may perform such work, the County may charge all repair, removal or maintenance costs to the DISTRICT. In the event the Improvements create an immediate hazard to the users of the public ROW, the COUNTY shall have the right to repair or remove the same without the need for prior notice and may charge all costs to the LICENSEE.

4. USE. The LICENSEE covenants and agrees that it shall utilize the Property for construction and maintenance of the Improvements and for no other purpose and not to use the Property or permit it to be used for purposes prohibited by the applicable laws of the United States, State of Colorado or any political subdivisions thereof.

5. RE-ENTRY. The COUNTY or its duly authorized representative has the right to enter upon the Property at any time for the purpose of inspecting the same, making surveys, showing the Property to prospective licensees and to do such other acts and things as it deems necessary for the protection of its interest therein.

6. NOTICE. Notice, demands, or communications of any kind that any party may require or desire to communicate to the other party shall be in writing and will be served by email, verified delivery service, or hand delivery, addressed to the following:

For COUNTY:

Board of County Commissioners for the County of Douglas
c/o Public Works Director
100 Third Street
Castle Rock, CO 80104
Phone: (303) 660-7490
Email: Engineering@douglas.co.us

With a copy to:

Douglas County Attorney's Office
c/o County Attorney
100 Third Street
Castle Rock, CO 80104
Phone: (303) 660-7414
Email: Attorney@douglas.co.us

For LICENSEE:

With a copy to:

Ireland Stapleton Pryor & Pascoe, PC
c/o Dino Ross, Esq.
1660 Lincoln St Suite 3000
Denver, CO 80264
Phone: (303) 623-2700
Email: dross@irelandstapleton.com

In the event either party should change the address hereinabove given during the term of this License, the changing party shall notify the other party in writing of such change of address.

7. NO COVENANT OF TITLE OR QUIET POSSESSION. The rights granted herein are without covenant of title or warranty of quiet possession of the Property and no water or water rights are granted by this License.

8. SUCCESSORS AND ASSIGNS. This License shall inure to the benefit of, and be binding upon, the respective legal representatives, heirs, successors and assigns of the parties.

9. ASSIGNMENT OR SUB-LEASE. The LICENSEE covenants and agrees not to assign this License or to sublet any part of the Property without first obtaining the written consent of the COUNTY.

10. PROPERTY TAKEN "AS IS". The LICENSEE understands and agrees that the Property is licensed "as is", and the LICENSEE is assuming responsibility for any loss, injury, death or damage that may result from any and all defects, be they obvious or hidden, that said Property may contain. The COUNTY makes no warranty, written or implied, that the Property is fit for any purpose or that it meets any federal, state, county or local law, ordinance or regulation applying to the Property.

11. LIABILITY AND INDEMNIFICATION. The COUNTY shall not be liable for any loss, injury, death or damage to any person or personal property which may arise from the use or condition of the Property Improvements (including, but not limited to, loss, injury, death or damage resulting from ice, water, rain, snow, gas, electrical wires, fire, theft, burst pipes or plumbing failures) during the term of this License or any renewal thereof. The LICENSEE hereby expressly agrees waive any and all claims related to its use of the Property as to the COUNTY, its officers, agents, employees and insurers against any liability, loss, damage, demand, action, cause of action or expense of whatever nature (including court costs and attorney's fees) which may result from any loss, injury, death or damage allegedly sustained by any person, firm, corporation or other entity which arises out of or is caused by reason of LICENSEE'S use and occupancy of the Property or COUNTY'S failure to fulfill the terms and conditions of this License Agreement. Nothing in this Agreement shall be construed to constitute a waiver on the part of the COUNTY or the LICENSEE of any governmental immunity which either Party may enjoy under the

Colorado Revised Statutes or other law. Except as otherwise provided in the Agreement, the LICENSEE's obligations under this Agreement are in no way to be construed to entail the assumption by the LICENSEE of any other liabilities and/or responsibilities with regard to the streets within the boundaries of the LICENSEE which have been dedicated to the COUNTY.

12. RESERVATION FOR BOARD USE. This License is conformable to the provisions of all COUNTY regulations insofar as applicable. Said provisions are incorporated herein and made a part hereof by this reference and shall supersede any apparently conflicting provisions otherwise contained in this License Agreement. The COUNTY reserves the right to make full use of the Property as may be necessary or convenient, and the COUNTY retains all rights to operate, maintain, install, repair, remove or relocate any of its facilities located within the Property at any time and in such a manner as it deems necessary or convenient. If such work will require removal, relocation, or alterations to the Improvements, the COUNTY will first notify the LICENSEE in advance of the work so that the LICENSEE may determine whether to make the removals, relocations, or alterations to the Improvements itself.

13. TERMINATION.

a. Either Party may terminate this Agreement by giving thirty (30) days' written Notice to the other Party. Notice of termination shall be signed by the terminating party, who shall give Notice to the other Party as provided in Section 6.

b. If default shall be made in any of the covenants or agreements herein contained to be kept by the LICENSEE, it shall be lawful for the COUNTY to enter into the said Property, or any part thereof, either with or without process of law, to terminate the interest of the LICENSEE or of any other person or persons occupying the same, and to expel, remove or put out such person or persons, using such force as may be necessary in so doing, without being liable to prosecution or to damages therefor, and the said Property again to repossess and enjoy, as in the first and former estate of the COUNTY. If at any time the License shall be terminated as aforesaid or by any other means, the LICENSEE agrees to surrender and deliver up said Property peaceably to the COUNTY immediately upon termination, and if the LICENSEE shall remain in possession after termination, the LICENSEE shall be deemed guilty of a forcible detainer of said Property, and waiving all notice, shall be subject to eviction and removal, forcibly or otherwise, with or without process of law.

14. VENUE. For the resolution of any dispute arising hereunder, venue shall be in the courts of Douglas County, State of Colorado.

15. ANNUAL APPROPRIATION. All direct and indirect financial obligations of a party under this Agreement are subject to appropriation, budgeting, and availability of funds to discharge such obligations. If a party's governing body fails to appropriate funds for that party's obligations under this Agreement for a calendar year, this Agreement shall terminate immediately, and neither party shall have any further obligation under this Agreement. No provision of this Agreement shall be construed or interpreted (a) to directly or indirectly obligate a party to make any payment in any fiscal year in excess of amounts appropriated for such fiscal year; (b) as creating a debt or multiple fiscal year direct or indirect

debt or other financial obligation whatsoever of a party within the meaning of Article XI, Section 6 or Article X, Section 20 of the Colorado Constitution or any other constitutional or statutory limitation or provision; or (c) as a delegation of governmental powers by a party.

16. NO THIRD-PARTY BENEFICIARIES. This Agreement is not intended to, and shall not, confer rights on any person or entity not named as a party to this Agreement, expressly including enforcement of any of the terms and conditions of this Agreement; all rights of action relating to such enforcement are strictly reserved to the Parties.

17. RELATIONSHIP TO THE PARTIES. By entering into this Agreement, the Parties are not creating, and shall not be construed as creating, a joint venture, partnership, authority, or any other type of relationship between the Parties, and each Party shall remain a separate and distinct entity for all purposes under this Agreement.

18. EXECUTION. This Agreement may be executed in counterparts and by electronic pdf or facsimile, each of which shall be deemed an original and together shall constitute one valid and binding instrument.

19 SPECIAL PROVISIONS. **SEE EXHIBIT “B” ATTACHED HERETO AND MADE A PART HEREOF.**

The parties hereto mutually agree to all the terms and provisions herein contained. Executed on the day and year above written.

**ROXBOROUGH VILLAGE
METROPOLITAN DISTRICT**, a political
subdivision of the State of Colorado

By: _____
Name: Ephram Glass
Title: President

ATTEST:

Title: _____

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS**

BY: _____

Chair

ATTEST:

Deputy Clerk

APPROVED AS TO FORM:

CHRISTOPHER PRATT
Assistant County Attorney

APPROVED AS TO CONTENT:

DOUGLAS J. DEBORD
County Manager

EXHIBIT “A”

INSERT

EXHIBIT "B"

- A No party shall be liable for failure to perform hereunder if such failure is the result of *force majeure* and that any time limit shall be extended for the period of any delay resulting from any *force majeure*. *Force majeure* shall mean causes beyond the reasonable control of a party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty, or action of government authorities.
- B The LICENSEE, or the LICENSEE'S contractor, will not be required to obtain any permit from the County for routine maintenance, however a Right-of-way and Construction Permit from the Engineer for any activities requiring shoulder, vehicular lane, bicycle lane or sidewalk closures shall be required prior to the time of commencement of any work to be performed.
- C The LICENSEE shall not erect or place any signs, signposts, billboards, light posts, light fixtures, trees, shrubs, flower beds or other landscaping, buildings or structures of any type on the Property, except those approved by the Engineer. Any modification or additions to the Improvements will need to be approved by the Engineer and a Right-of-Way Use and Construction Permit shall be required.
- D Any repair or replacement of any COUNTY property made necessary because of the repair or maintenance of the Improvements or other appurtenant installations shall be made at the sole expense of the LICENSEE and require a Right-of-Way Use and Construction Permit from the Engineer.
- E In the event the COUNTY deems it necessary to repair, replace, remove or in any way maintain the street, drainage infrastructure, drainageways, or other appurtenances on the Property which will impact the Improvements, the COUNTY agrees to first notify the LICENSEE in advance of the work so that the LICENSEE may determine to make the repair, removal, or maintenance work itself; or, if the LICENSEE determines the COUNTY may perform such work, the County may charge all repair, removal or maintenance costs to the DISTRICT. In the event the Improvements create an immediate hazard to the users of the public ROW, the COUNTY shall have the right to repair, remove or maintain the same without the need for prior notice but agrees to use due diligence in repair or removal of materials to avoid unnecessary damage to the Improvements.

- F Upon abandonment or termination of any right or privilege herein granted, the right of the LICENSEE to that extent shall terminate, but its obligation to indemnify and save harmless the COUNTY its officers and employees, shall not terminate in any event for events which took place at the time of or prior to the abandonment or termination.
- G Upon termination or expiration of this License, the LICENSEE shall abandon the Property and other Improvements made by the LICENSEE, to the extent necessary to leave the area described in **Exhibit A** in the same condition and elevation as before this License was granted, except that the LICENSEE shall plant the area with native grass seed and remove certain landscape improvements as specified by the COUNTY. The removal and seeding shall be done at the sole expense of the LICENSEE and to the satisfaction of the COUNTY.
- H It is expressly agreed that in case of the LICENSEE'S breach of any of the within promises, the COUNTY may at its option, have specific performance thereof, sue for damages resulting from such breach, or take affirmative action to correct such breach and charge the LICENSEE for the cost thereof.
- I The LICENSEE shall adjust, modify or cease maintenance of the Improvements upon the request of the Engineer to prevent degradation of roadways, prevent impairment of sight distance, prevent a safety hazard or for any other reason as determined by the Engineer.

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement ("**Agreement**"), effective the 1st day of May, 2025 ("**Effective Date**"), is entered into by and between Roxborough Village Metropolitan District, a political subdivision of the State of Colorado ("**District**"), and Jim's Pride Landscaping and Maintenance, Inc., a Colorado corporation doing business as JPL Cares ("**Contractor**"). The District and Contractor are referred to collectively as the "**Parties**" and individually as a "**Party**."

1. **Work To Be Performed.** Contractor agrees to furnish all labor, tools, equipment, labor, supervision, supplies, and other items necessary to perform the work described in Work Orders #13907, #13908 and #13909, all dated February 6, and attached as **Attachment A** ("**Proposal(s)**"). The work described in the Proposals shall be referred to collectively as the "**Work**." All Work shall be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job safely and properly.

2. **Compensation and Payment.** In exchange for Contractor's satisfactory performance of the Work, the District agrees to pay, and Contractor agrees to accept as full compensation for performing the Work, an amount not to exceed Five Thousand Nine Hundred and Ninety-Two Dollars (\$5,992.00). Contractor shall invoice the District upon completion of all the Work associated with a Work Order, and the District's inspection and acceptance of the Work. The District shall pay all undisputed amounts invoiced within forty-five (45) calendar days from the date the District receives an invoice. Any undisputed amount the District does not pay by the date due shall accrue interest at 8% per annum compounded annually until paid in full.

3. **Term And Termination.** The term of this Agreement begins on the Effective Date and terminates upon Contractor's satisfactory completion of the Work Orders or August 1, 2025, whichever occurs first ("**Term**"), unless sooner terminated in accordance with any of the following provisions:

a. The District may terminate this Agreement at any time upon ten (10) business days prior written notice of termination;

b. The District may immediately terminate this Agreement without prior notice or recourse to any judicial authority if Contractor:

- i. Breaches the terms of this Agreement;
- ii. Becomes insolvent, is subject to a petition in bankruptcy filed by or against Contractor, or is placed under control of a receiver, liquidator, or committee of creditors;
- iii. Assigns or attempts to assign this Agreement without the District's prior written consent; or,
- iv. Ceases to function as a going concern or abandons the Work.

If the Agreement is terminated pursuant to Section 3(a), above, the District will pay

Contractor for actual Work satisfactorily performed through the date of termination, as determined by the District in its sole discretion.

4. **Applicable Laws.** Contractor, its subcontractors, and any other entity or individual performing any aspect of the Work (collectively, "***Contractor Parties***") shall at all times comply with all applicable federal, state, county, and municipal laws, ordinances, statutes, rules, and regulations (collectively, "***Applicable Laws***"). Contractor shall procure and pay for all permits, licenses, and inspections required by a governmental authority for any part of the Work, and shall furnish any bonds, security, or deposits required by such governmental authority to permit performance of the Work.

5. **Insurance.** Contractor shall acquire and maintain in full force and effect during the Term of this Agreement the insurance coverage set forth below. All insurance shall be placed with insurance carriers licensed in Colorado with an A.M. Best & Company rating of no less than A- and/or Standard and Poor's Insurance Solvency Review rating of no less than A- or as otherwise accepted by the District. Each such policy shall have a provision requiring the insurer to promptly notify the District in writing of cancellation or material modification of any insurance policy required by this Paragraph 5. Except for workers' compensation insurance, each policy shall include "Roxborough Village Metropolitan District" as an additional insured and shall state that Contractor's insurance is primary, and the District's insurance is non-contributory.

- a. Workers' Compensation Insurance in accordance with Applicable Laws;
- b. Commercial general liability insurance in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate; and,
- c. Commercial automobile liability insurance in the amount of \$1,000,000.00 per occurrence.

Prior to commencing any Work, Contractor shall provide the District with certificates of insurance or endorsements, as applicable, evidencing that (i) all of the insurance required by this Agreement is in full force and effect; and, (ii) will remain in effect for the duration of the Term or earlier termination of this Agreement.

6. **Indemnification.** Contractor shall indemnify and defend the District, and its directors, officers, and agents, from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, costs, and expenses arising out of, relating to, or resulting from performance of this Agreement and the Work that is caused in whole or in part by the negligent or intentional acts or omissions of Contractor or one or more of the Contractor Parties. The District shall be entitled to hire its own attorney notwithstanding Contractor's obligation to pay the reasonable attorney's fees, costs, and expenses incurred by the attorney.

7. **Safety.** Contractor and the Contractor Parties shall follow all applicable safety and health laws in performing the Work, including the rules and regulations promulgated by the Federal Occupational Safety and Health Administration.

8. **Change Orders.** The Parties may change the scope and/or nature of all or a portion of the Work by a written document signed by the Parties ("***Change Order(s)***"). All Change Orders shall (a) describe in detail the change in the scope and/or the nature of the Work; (b) when the Work will be performed; and, (c) any reduction or increase in Contractor's compensation.

9. **Governmental Immunity.** This Agreement is not intended, and shall not be construed, as a limitation on or waiver of the rights, privileges, immunities, limitations on damages, notice requirements, and defenses provided to the District and its current or past directors, officers, and agents under federal or state law, including but not limited to, the Colorado Governmental Immunity Act, C.R.S. §24-10-101, *et seq.*

10. **Conflicts.** Contractor expressly agrees that if there is a direct or indirect conflict or inconsistency between any provision in the Work Orders and the terms and conditions in this Agreement, the terms and conditions in this Agreement shall control.

11. **Independent Contractor.** CONTRACTOR UNDERSTANDS AND AGREES: A) CONTRACTOR AND ITS EMPLOYEES ARE NOT ENTITLED TO WORKERS COMPENSATION OR UNEMPLOYMENT COMPENSATION INSURANCE BENEFITS UNLESS WORKERS COMPENSATION OR UNEMPLOYMENT COMPENSATION INSURANCE IS PROVIDED BY CONTRACTOR OR SOME ENTITY OTHER THAN THE DISTRICT; AND B) CONTRACTOR IS OBLIGATED TO PAY FEDERAL, STATE, AND LOCAL INCOME TAX ON ANY MONEYS PAID PURSUANT TO THIS AGREEMENT. THE DISTRICT WILL NOT MAKE FEDERAL, STATE, OR LOCAL WITHHOLDINGS AND WILL NOT PROVIDE WORKERS COMPENSATION OR UNEMPLOYMENT COMPENSATION INSURANCE.

Under penalties of perjury, Contractor certifies that 84-1383017 is Contractor's correct Federal Taxpayer Identification Number. By signing this Agreement, Contractor certifies that it assumes full responsibility for the payment of all contributions, payroll taxes, income taxes, withholdings and backup withholdings, or assessments under Applicable Laws.

12. **Notice.** Any notice required or permitted under this Agreement shall be in writing and given by hand delivery or sent by certified/registered mail, return receipt requested, to the address set forth on the signature page, or at another address previously furnished in writing to the other Party pursuant to this Section 12. A notice sent by certified/registered mail is deemed given when received or rejected, or three (3) business days after deposit in the mail, whichever is earlier.

13. **Operation of Motorized Vehicles or Equipment.** The operation of vehicles and equipment on or through parks and open space owned or maintained by the District is restricted to vehicles or equipment that is required for Contractor to perform the Work. All vehicles shall use paved surfaces as much as practicable. A small ATV is authorized for use on unpaved surfaces provided it is necessary to access a specific area to provide any application. Except for emergencies, vehicles, and equipment, including the small ATV, shall not be on unpaved surfaces when the ground is soggy, wet, or muddy. If Contractor needs to drive off paved surfaces with any vehicles other than a small ATV, Contractor must receive special permission in writing from the District. Contractor's vehicles and motorized equipment shall at all times yield to pedestrians and

cyclists in parks and open space. Contractor shall be responsible for the cost of any repair or remediation incurred by the District due to damage caused by any vehicle used on unpaved areas.

14. **Additional Terms.** This Agreement is the entire agreement between the Parties; there are no oral or collateral agreements or understandings. This Agreement may only be amended by a document signed by the Parties. If any provision is held invalid or unenforceable, all other provisions shall continue in full force and effect. Colorado law governs this Agreement. Jurisdiction and venue shall lie exclusively in the District Court for Douglas County. In any civil action or proceeding arising or resulting from or relating to this Agreement or the Work, the prevailing Party shall be awarded its reasonable attorneys' fees, costs, and expenses, including the reasonable attorneys' fees, costs, and expenses incurred in any appellate action and in collecting or executing upon any judgment, order, or award. This Agreement may be executed in counterparts and by facsimile or electronic pdf, each of which shall be deemed an original and both of which shall constitute one valid and binding instrument.

Roxborough Village Metropolitan District, a
political subdivision of the State of Colorado

By: Ephram Glass 04 / 23 / 2025
Ephram Glass, Board President Date

Attest:

By: Travis C Jensen 04 / 24 / 2025
Travis Jensen, Board Secretary Date

Address: Roxborough Village Metropolitan District
c/o Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898

Jim's Pride Landscaping and Maintenance, Inc., a Colorado corporation doing business as
JPL Cares

By: Cory S. Sulzle LEAD ACT. MGR 5/14/2025
Cory S. Sulzle Title Date

Address: 13195 North Highland Circle
Littleton, CO 80125

Attachment A
(River Rock Relocation)



PROPOSAL FOR

EPHRAM GLASS

ROXBOROUGH METRO DISTRICT.

ROXBOROUGH METRO DISTRICT

W WATERTON ROAD AND N RAMPART RANGE ROAD

LITTLETON, CO 80125

DESCRIPTION OF WORK TO BE PERFORMED

This proposal represents the removal of the river rock and landscape fabric from the xeriscape area on Village Circle East, across from the school. The rock that is removed would be relocated to other areas along Village Circle East where the rock is thin.

The river rock will be replaced with prescribed gravel mulch in accordance with the written xeriscape plan.

Price includes all Labor, Equipment, Materials, Delivery and Disposal Fees.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL COST
Labor			
24.0000	Labor Hours	\$70.00	\$1,680.00
Total Labor			\$1,680.00
SALE:			\$1,680.00
TOTAL:			\$1,680.00

ENHANCEMENTS

**ROXBOROUGH METRO DISTRICT
WORK ORDER SUMMARY**

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
ENHANCEMENTS	1	\$1,680.00	\$1,680.00	\$1,680.00
TOTAL:			\$1,680.00	\$1,680.00

Attachment A
(Boulders Installation)



February 06, 2025

WORK ORDER #13908

PROPOSAL FOR
EPHRAM GLASS
ROXBOROUGH METRO DISTRICT.
ROXBOROUGH METRO DISTRICT
W WATERTON ROAD AND N RAMPART RANGE ROAD
LITTLETON, CO 80125

DESCRIPTION OF WORK TO BE PERFORMED

This proposal represents the Installation of 4 more Boulders in the xeriscape area on Village Circle East, across from the school.

Price includes all Labor, Equipment, Materials, Delivery and Disposal Fees.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL COST
Labor			
6.0000	Labor Hours	\$70.00	\$420.00
Total Labor			\$420.00
Materials			
3.0000	Moss Rock Boulder	\$560.00	\$1,680.00
1.0000	Delivery Fee	\$200.00	\$200.00
1.0000	Skidsteer	\$125.00	\$125.00
Total Materials			\$2,005.00
SALE:			\$2,425.00
TOTAL:			\$2,425.00

ENHANCEMENTS

<u>QTY</u>	<u>TYPE</u>	<u>DESCRIPTION</u>
1.00	HRS	Skidsteer

1.00	EACH	Delivery Fee
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WORK ORDER #13908

ROXBOROUGH METRO DISTRICT

February 06, 2025

**ROXBOROUGH METRO DISTRICT
WORK ORDER SUMMARY**

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
ENHANCEMENTS	1	\$2,425.00	\$2,425.00	\$2,425.00
TOTAL:			\$2,425.00	\$2,425.00

Attachment A
(Drain Pan Cleanout)



February 06, 2025

WORK ORDER #13909

PROPOSAL FOR
EPHRAM GLASS
ROXBOROUGH METRO DISTRICT
ROXBOROUGH METRO DISTRICT
W WATERTON ROAD AND N RAMPART RANGE ROAD
LITTLETON, CO 80125

DESCRIPTION OF WORK TO BE PERFORMED

This proposal represents the Cleanout and Disposal of the Drain Pan which runs along the fence on the East side of N Rampart Range Road, from Village Circle West going south. ← north

Price includes all Labor, Equipment, Materials, Delivery and Disposal Fees.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL COST
Labor			
12.0000	Labor Hours	\$70.00	\$840.00
Total Labor			\$840.00
Materials			
3.0000	Disposal Charge (Inorganic)	\$224.00	\$672.00
3.0000	Skidsteer	\$125.00	\$375.00
Total Materials			\$1,047.00
SALE:			\$1,887.00
TOTAL:			\$1,887.00

ENHANCEMENTS

<u>QTY</u>	<u>TYPE</u>	<u>DESCRIPTION</u>
3.00	TON	Disposal Charge (Inorganic)

3.00	HRS	Skidsteer
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**ROXBOROUGH METRO DISTRICT
WORK ORDER SUMMARY**

JPL Cares • 13195 N. Highland Circle. • Littleton CO 80125

Page 1 of 2

WORK ORDER #13909

ROXBOROUGH METRO DISTRICT

February 06, 2025

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
ENHANCEMENTS	1	\$1,887.00	\$1,887.00	\$1,887.00
TOTAL:			\$1,887.00	\$1,887.00

Adepts rough numbers for taking on this contract would be as followed:

- \$68 per standard 811 ticket fee
- \$68 + \$110 per hour (project cost fee – any 811 ticket requiring more than 1hr to complete - \$110 an hr kicks in after the first hr of working on the ticket)
- \$68 + \$150 (811 Emergency tickets during business hours 8am-5pm)
- \$475 (811 Emergency tickets after business hours 5pm-8am & 811 observed Holidays – also \$110 an hr kicks in after 2.5hrs of locating to close out the ticket)

Again, I would also like to review the potential coverage for the responsible utilities we'd be covering on the boundaries coverage map to really assess what we'd be taking on with this contract as well as seeing the 811 log for all of the emergencies that have come in over the last couple of years.

Please let me know if you have any questions on any of this info.

Thank you,

Matthew J. Smith, President

CALL ADEPT BEFORE YOU DIG

303.505.0440



Roxborough Village Metropolitan District

May 2025 (Note: Any links included will be QR codes on the physical copies)

Dear Residents,

As part of our ongoing commitment to keep residents informed and engaged, we've compiled updates on the latest developments in our community. We hope you find this information valuable and encourage you to reach out with any questions or feedback. Thank you for being an integral part of our vibrant community!

Election Update:

We would like to welcome Steve Throneberry, Ron Bendall, and Cliff Linhardt. They join Ephram Glass and Debbie Prysby on the Roxborough Village Metropolitan District Board. We would also like to thank outgoing Board members Mark Rubic, Travis Jensen and Brendan Coupe for their service to the Board.

Additionally, the Ballot measure regarding landscape maintenance passed with 684 votes in favor and 237 votes against.

New Mapping System:

Roxborough Village Metropolitan District has upgraded its systems and implemented a geographic information system (GIS). Our new GIS has detailed mapping of irrigation, electrical systems, trees, and park facilities. The new system will improve the district's efficiency in a number of areas including work and facility management.

New Greenhouse:

The District's new greenhouse, located by the Roxborough Intermediate School, entered operation last year. The greenhouse is being used to grow locally sourced native plants for district landscaping, habitat restoration, and as a source of plants for resident xeriscaping. The greenhouse is operated in partnership with the Douglas County School District with the goals of enhancing our local schools' curricula and providing students the opportunity to take part in restoring the environment around them.

Water Conservation:

In an effort to reduce the District's water consumption, we're implementing two non-functional turf removal projects which will be partly funded by a grant from Colorado Water Conservation Board. The first project is a xeriscaping project across the street from the Roxborough Intermediate

School. The second project removed the turf between the Roxborough Marketplace and Village Circle West and it will be replaced with a wildflower meadow. Both projects utilize native plants grown in our new greenhouse.

Wildfire Mitigation:

The District completed wildfire mitigation work in the open space in March. The scope of the mitigation work was based on guidance from Roxborough's local West Metro Fire captain as well as Douglas County, Colorado State Forest Service, Federal, and National wildfire experts. Fence lines were cleared of vegetation, thickets of fire-prone bushes were thinned, and trees adjacent to fence lines had lower branches trimmed. We live in an area of higher wildfire risk. To reduce wildfire risk on your property, please take a look at the linked websites on our wildfire mitigation strategies page: <https://roxvillagemetro.colorado.gov/home/community-notifications/wildfire-mitigation-strategies>.

Community Park Playground Update:

Since the Community Park playground was removed a few years ago due to safety hazards, the District has been working to replace it. The old location was no longer feasible due to lack of ADA access. The new location will be immediately adjacent to the gazebo at the top of the hill. The parking lot will be modified to meet ADA requirements and additional handicapped parking spots will be marked. Our current projection for the playground's completion is the fall of this year.

Airplane Park Project:

The play structure in Airplane Park was installed in August of last year to replace deteriorating equipment that was not compliant with current safety standards.

Parking Lot/Asphalt repairs:

The Chatfield Farms and tennis court parking lots and the fire road between Red and Blue Mesa were repaired and resealed at the beginning of May. The tennis court parking lot received ADA upgrades to bring it in line with current regulations. The Community Park parking lot will be repaired and sealed following the playground installation.

Chatfield Farms planter:

The planter between the Chatfield Farms playground and parking lot had its stone facade added back after the original one fell off over ten years ago.

Maintenance Agreement with Douglas County:

After forty years of the District maintaining medians and roadsides in Roxborough Village, Douglas County no longer was going to honor the original verbal agreement allowing the District to maintain those areas which are owned by the County. The District is currently negotiating a maintenance agreement with the County to allow the District to continue to maintain those areas to ensure those areas do not fall into disrepair.

Updated Rules and Regulations:

In 2022 and in 2024, the Board updated the District's Rules and Regulations. Please review the updated Rules and Regulations.

https://roxvillagemetro.colorado.gov/sites/roxvillagemetro/files/Resolution%20Adopting%20Rules%20and%20Regulations%20for%20Property%20and%20Improvements%20Owned%2C%20Maintained%2C%20and%20or%20Operated%20by%20Roxborough%20Village%20Metropolitan%20District%20%28MR_EG%20Re.pdf

Waterton Road Safety:

With the increase in traffic from Sterling Ranch and Lockheed, the District has engaged Douglas County to add safety improvements. At the District's request, the County has restriped Waterton Rd and added a concrete median to improve pedestrian safety and reduce collisions. Also at the District's request, the County is considering adding a safe pedestrian pathway parallel to Waterton Rd down to the High Line Canal crossing at Campfire St. As part of that investigation, the County is looking at options for an underpass or overpass so pedestrians can reach the High Line Canal without crossing traffic.

Connection to Waterton Canyon Efforts:

In parallel with efforts to improve pedestrian safety on Waterton Rd, the District has engaged Douglas County, Jefferson County, Denver Water, and others to install a safe pedestrian pathway to Waterton Canyon. The District was successful in convincing Douglas County to take up the lead role in coordinating that project and they will engage the state and other jurisdictions to get that path installed within five years.

Survey:

The Board has drafted a survey to get feedback from the community. You can find the link to the survey here: <https://roxvillagemetro.colorado.gov/form/rvmd-feedback>

Thank you for taking the time to read our latest community update.

We are proud of the progress we're making and the positive impact these initiatives will have on our neighborhood. Your feedback and participation play a vital role in shaping the future of our District, and we encourage you to stay engaged. If you have any questions, suggestions, or would like more information about any of the topics mentioned, please don't hesitate to reach out.

Warm regards,
The Roxborough Village Metro District Team

Open Space Management Proposal for 2025

**Weed and Native Plant Management Program
for the
Roxborough Village including Chatfield Farms
and the South Hogback**

**Prepared
by**

Raymond H. Sperger

Ark Ecological Services, LLC

Conserving and restoring native species and landscapes for future generations

**6560 Dover Street
Arvada, CO 80004
303-985-4849**

May 6, 2025

Re-seeding and North Expansion Revisions to Proposal

Open Space Management Proposal for 2025 Weed and Native Plant Management Program for the Roxborough Village

Introduction

Roxborough Village is a beautiful integration of residential homes surrounded with substantial areas of open space including prairies, riparian woodlands, ponds and wetland habitats. Many of these native open spaces have high quality natural areas with an abundance of plant and animal life. Recreation opportunities including several miles of trail, wildlife viewing, and aesthetic beauty abound in the large, diverse, greenbelts and wild spaces. These natural amenities are worth cherishing and conserving for future generations, but this can only happen through sound ecological planning, through the commitment of homeowners and community leaders, and through proper stewardship practices (See Addendum 1 for a list of reasons why we should manage and restore native open spaces). Due to the development of the community and past management practices, many of the natural treasures need a helping hand to restore much of their former beauty and diversity, and to serve the needs and desires of Roxborough Village Residents.

The following is a compilation of weed management, ecological restoration, and land management actions that will help to ensure ecologically sound stewardship of these diverse open lands. There is purpose and statement of need that will help the property owners to establish its priorities for open space management. Please consider these items for 2025 or in the future to help you meet the communities' goals. With the support of the community and board of directors, Ark Ecological Services can help you keep your native open spaces beautiful and healthy for future generations.

Weed and Native Plant Management Program

Purpose: To contain, suppress, control, and eventually eliminate state and county-listed noxious weeds and other aggressive non-native plants within the Roxborough Village Open Space. This program will focus on the noxious weeds including Canada Thistle, Diffuse Knapweed, Scotch Thistle, Musk Thistle, Poison Hemlock, Mullein, Leafy Spurge, Redstem Filaree, Bindweed, Kochia and other weeds found within and adjacent to these infestations. This proposal will help the community comply with state and county weed ordinances. And, to encourage the growth and sustain the populations of the many native plants which are currently found within the Open Space. We will identify areas that need to be restored and seeded to provide competition with the noxious weeds.

Statement of Need: Currently, there are several species of noxious weed growing in the Roxborough Village Open Space and some areas in the Chatfield Farms Open Space, previously-unmanaged areas that are degraded by more dense infestations of Canada Thistle, Diffuse Knapweed, Scotch Thistle, Poison Hemlock, Mullein and other invasive exotic species. Other

parts of the Open Space in the southern upland areas that have been previously managed have few or no weeds and need to be protected from future weed invasions. Lowland areas with willows and cottonwood riparian woodlands have not been managed for noxious weeds as well as the upland areas, and need to be more intensively managed for noxious weeds. Without actively managing these weeds using integrated weed management practices, (chemical treatment, mechanical treatments like mowing, cutting, pulling, and biological controls), weeds will continue to multiply in the areas where infestations exist, will spread into new areas, and will reduce native plant and animal populations. **Prevention, early detection, containment, suppression, and control of noxious weeds are the most efficient and cost effective methods of any weed management strategy.**

Weed and Native Plant Management Program Options and Costs for 2025

<i>Weed and Native Plant Management Program</i>		
Southern Open Space Areas* (52.4 land acres)	2 broadcast or 3 spot herbicide applications using the best available management practices for the selected weeds being sprayed. See image below.	\$19,500
Chatfield Farms Open Space Areas* (38.3 land acres)	2 broadcast or 3 spot herbicide applications using the best available management practices for the selected weeds being sprayed. See images below.	\$8,950
Southern Hogback Open Space Area* (63.7 land acres)	2 spot herbicide applications using the best available management practices for the selected weeds being sprayed. See image below.	\$11,500
Roxborough Village East Side Pond	3 spot herbicide applications using the best available management practices for the selected weeds being sprayed. (Added to scope in 2014)	\$3,000
Roadside Berm on N. Rampart Range Road	2 spot herbicide applications using the best available management practices for the selected weeds being sprayed. (Added to scope in 2015)	\$1000
Total		\$43,950

Additional Areas - Management Started in 2022 and 2025.

<i>Weed and Native Plant Management Program</i>		
Rampart Range Power Lines* (10.73 land acres) 2025	2 broadcast or 3 spot herbicide applications using the best available management practices for the selected weeds being sprayed. See image below. Higher cost this year are due to the amount of weeds found in the area last year (2nd year managed) and 3-5 acres of disturbance.	\$6,000
Arrowhead Shores - Pulte* (2.03 acres) 2025	2 broadcast or 3 spot herbicide applications using the best available management practices for the selected weeds being sprayed. See image below.	\$1,750
Roxborough Expansion North (acreage unknown) 2025	2 broadcast or 3 spot herbicide applications using the best available management practices for the selected weeds being sprayed. Extremely careful applications need to be made adjacent to canal banks.	\$7,000
Total		\$14,750

*To the extent possible, native wildflower and shrub populations that are susceptible to broadleaf herbicides will not be sprayed.

Rampart Range Rd. Power Lines (10.73 land acres)

Arrowhead Shores (2.03 acres)

Roxborough Expansion North (acreage unknown)

*To the extent possible, native wildflower and shrub populations that are susceptible to broadleaf herbicides will not be sprayed.

Estimated Weed Management Costs Over Time. As weeds are controlled through time the seed bank in the soil is depleted and fewer weeds come up each year. Selective applications of herbicides give **both** native grasses and native wildflowers a competitive advantage, thereby increasing the beauty of the area and crowding out space for weeds. In highly infested sites or areas with extensive disturbance, ecological restoration is teamed with weed control to encourage the replacement of weeds with natives. With 2-3 herbicide application per year and a program to restore highly degraded areas, the costs for future control efforts will decline more quickly and it will cost the homeowner's association less money in the long-term than with an less aggressive management program.

No weed control in 2025 has the following negative ramifications:

1. Populations of weeds will increase.
2. The number of seeds in the soil seed bank will continue to grow making future weed control and restoration more expensive.

3. Desirable native vegetation will decline and wildlife will decrease.
4. The aesthetic beauty of the area is marred and the desirability to recreate in weed-infested areas is reduced.
5. Weeds may spread off-site to other parks and private property.
6. Possible violations of county weed ordinances and state weed laws may be enforced.

It is, therefore, prudent to continue to control weeds and prevent their spread.

Ecological Restoration Projects

Purpose: To restore native plants as well as environmental conditions to areas that have been disturbed beyond the short-term natural recovery cycle or to enhance the natural recovery cycle.

Statement of Need: Several native common areas in Roxborough Village are in need of restoration due to past construction of homes, utilities, trails, or other facilities, due to poor revegetation practices, improper or lack of management, or neglect. These areas will continue to be weed problem areas unless they are restored and revegetated so that there is competition between native plants and weeds. Restoration will enhance the beauty of these areas, reduce long-term management costs, and restore important ecosystem functions. Assessment of areas that need to be reseeded will be conducted and recommendations for future areas that may need to be reseeded.

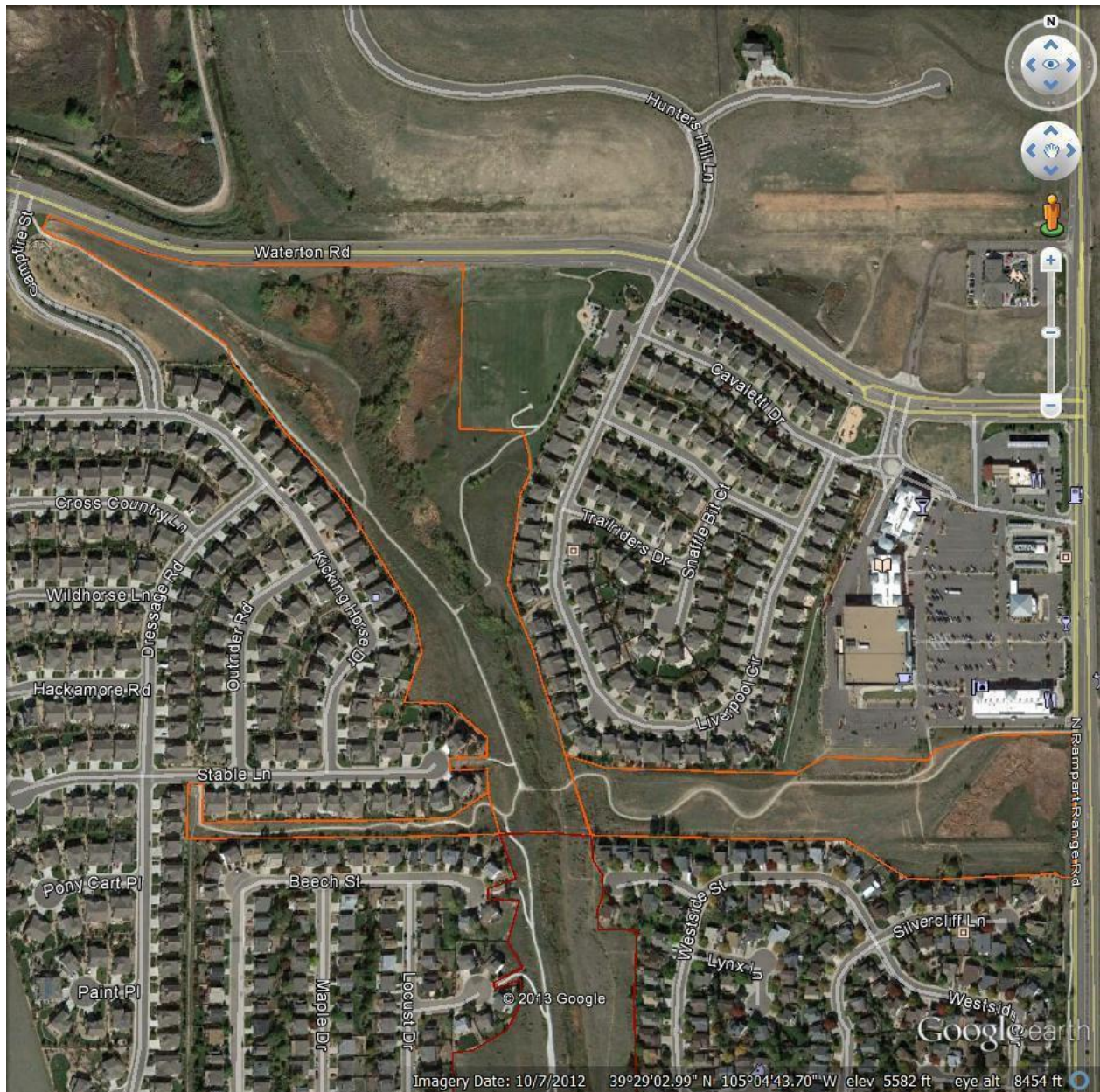
<u>Recommended Actions:</u>	<u>Cost</u>
<u>Restoration Projects</u>	
Manage and, if needed, reseed areas that were seeded in the fall of 2023 in the Arrowhead Shores area, and other reseeded areas along Rampart Range Road, and on the east side of the community. Reseed other areas as needed that can be done with this years budget.	\$3000

Debris Clean-up Projects and Encroachment Notification

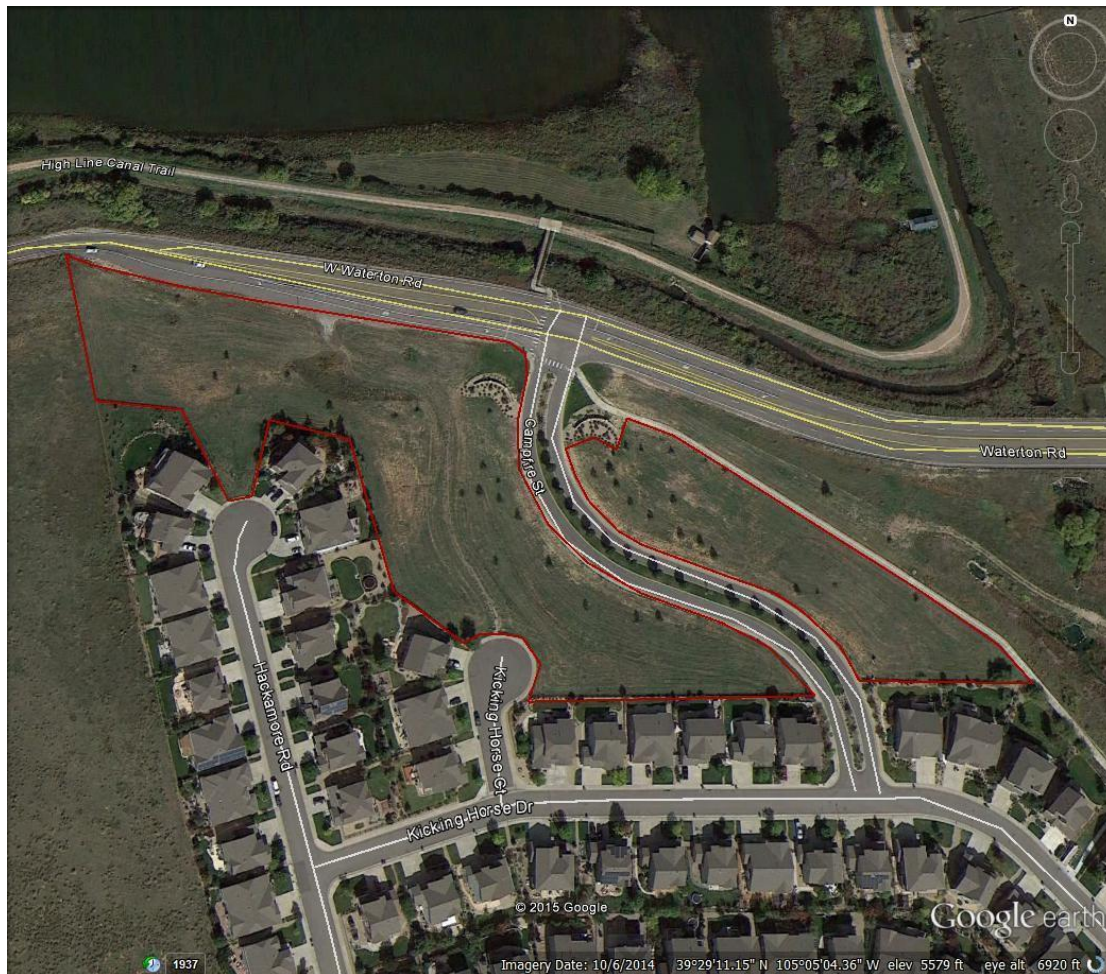
Purpose: To improve the aesthetics of the property and to keep people from dumping yard debris, construction debris, and other foreign items into the open space. To prepare the site, if needed, for proper restoration actions. To assist with the notification of other encroachments into the open space.

Statement of Need: There may be a few small areas in Roxborough Village that are in need of debris clean-up due to homeowners, contractors, or others dumping concrete, yard debris, and fencing material in the open space. There are likely more areas that need cleaned up. Notify the management company of homeowners who are violating various covenants in the open space including dumping, placing personal items like play equipment into the open space, unauthorized mowing of open space, or planting non-native ornamental plants in the open space.

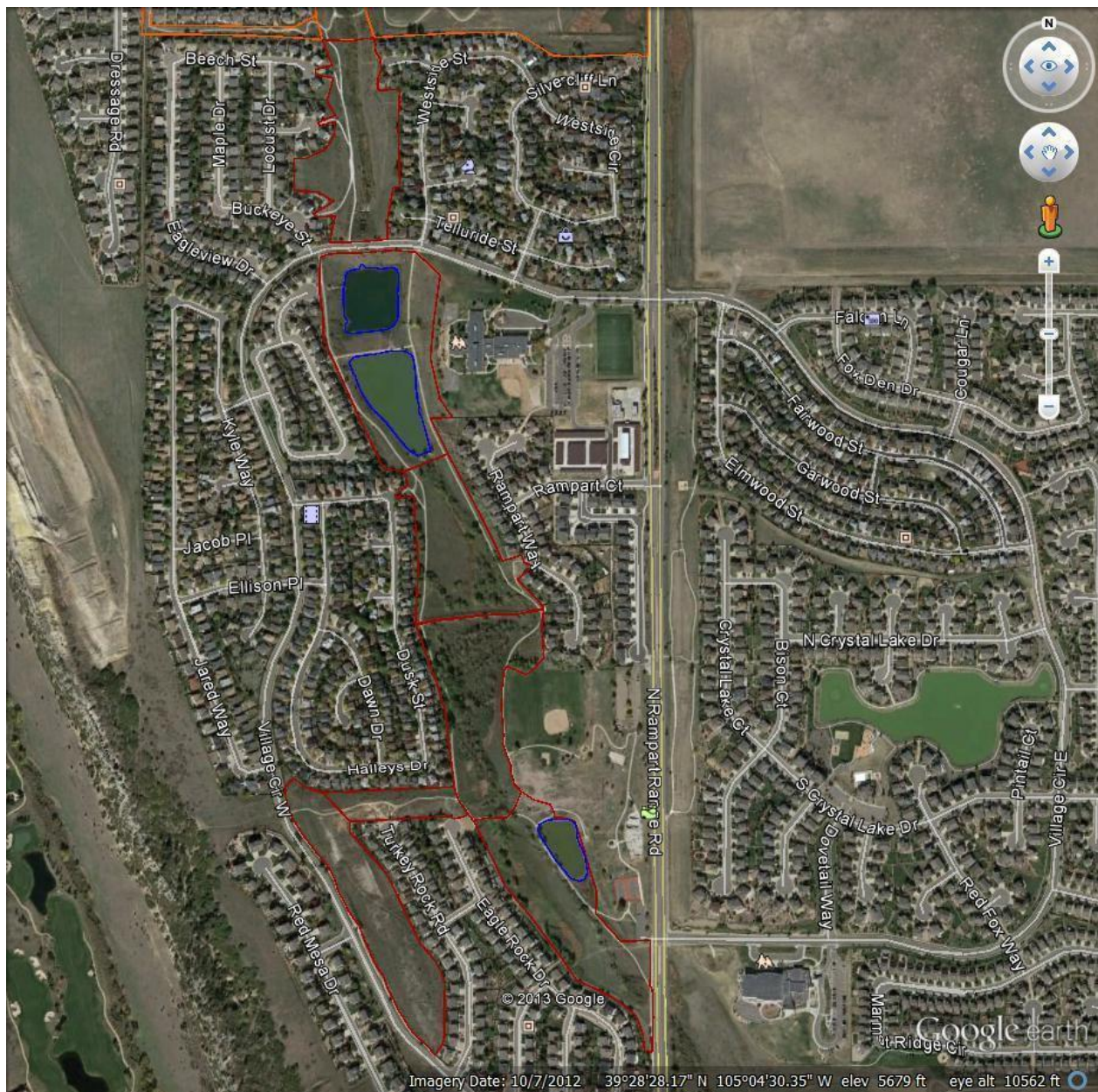
<u>Recommended Actions:</u>	<u>Cost</u>
<u>Clean-up Projects</u>	
One area behind homes in the Chatfield Farms open space and miscellaneous seeding in various open space areas.	Time, materials,& disposal fees



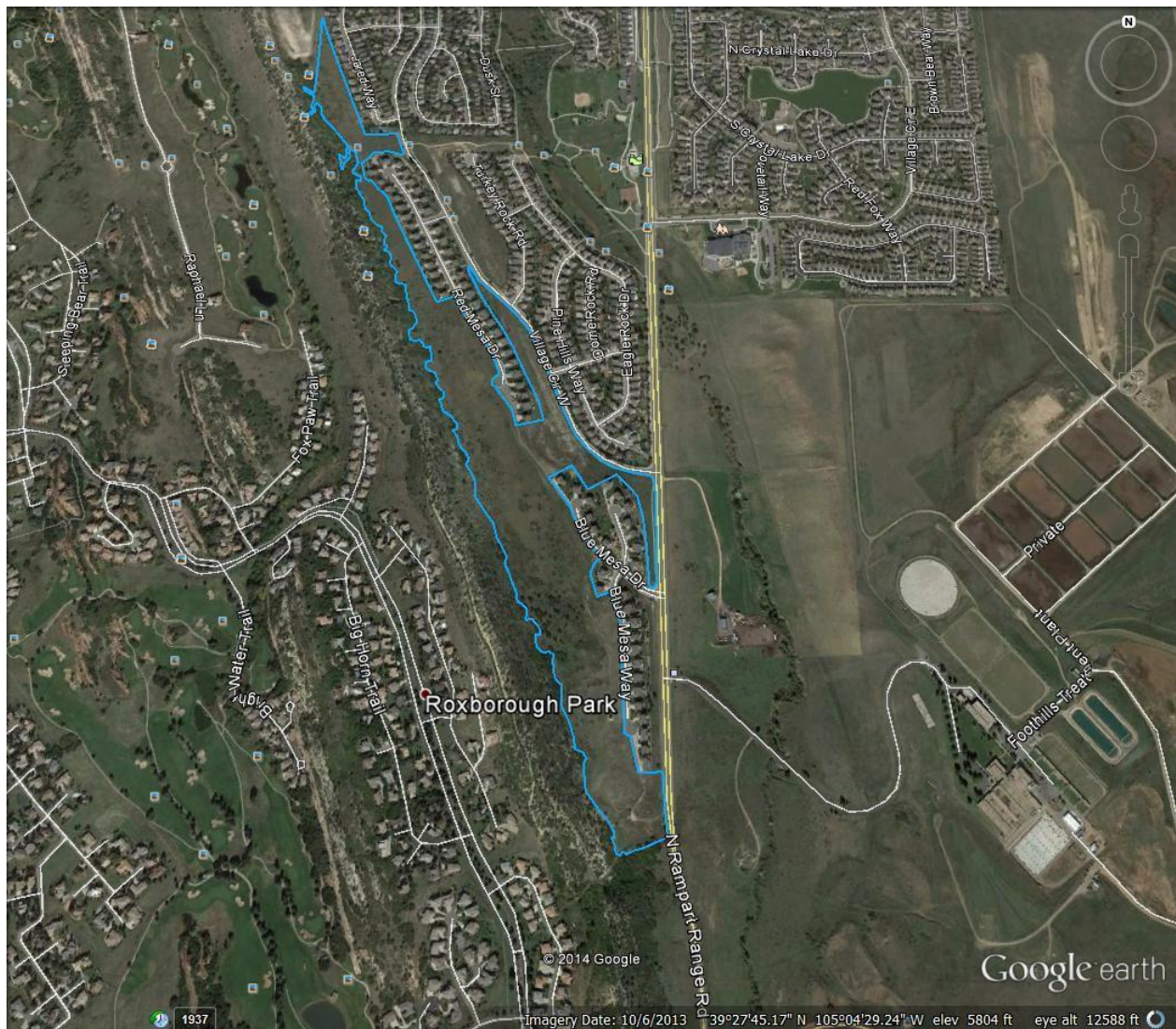
Chatfield Farms Open Space Areas (31 land acres) - Outlined in Orange.



Chatfield Farms - Campfire Street Additional Area - 7.3 acres (Outlined in Red)
First managed for noxious weeds in 2015.



Roxborough Village Open Space (52.4 land acres) - Outlined in Red



South Hogback Open Space (63.7 land acres) - Outlined in Light Blue

Proposed Schedule: (Based on three herbicide applications and on typical weather patterns)

May	Begin second herbicide application with a focus on Diffuse Knapweed, Mullein, Musk Thistle, and Scotch Thistle in open areas.
June	Continue second herbicide application with a focus on Canada Thistle and other weeds in the willow and cottonwood riparian areas, as well as Mullein and Bindweed.
July-August	Complete second herbicide application with a focus on Canada Thistle, Mullein, and Bindweed.
October – November	Complete third herbicide application. Develop a list of potential restoration sites for future budget consideration.
December -Feb. 2026	Complete Open Space Management Proposal for 2025

This proposal is acknowledged and accepted by:

Date: _____

Signed: _____

Board President; Roxborough Village Metro District

Date: _____

Signed: _____

Raymond H. Sperger; Business Manager and Principal Ecologist; Ark Ecological Services, LLC

Addendum 1

Reasons to Manage and Restore Native Open Space

Because we want to:

Open Space -The Benefits are Endless

- Cleans and purifies our water
- Cleans the air and produces oxygen we need to breathe
- Reduces air temperatures on hot summer days
- Provides habitat for the animals and plants that we enjoy seeing
- Provides children and adults an opportunity to learn about the environment
- Provides artistic, written, and photographic inspiration
- Provides a place for spiritual and emotional renewal
- Defines, identifies, and separates regions, communities, neighborhoods, and neighbors
- Provides a sense of history – what the landscape may have looked like prior to settlement
- Provides recreational space for walking, jogging, bicycling, and other outdoor activities.

Because we need to:

It is a part of the planning and guiding documents for most communities.

- Planned Unit Development Plan
- Design Review Philosophy and Guidelines
- Covenants

It maintains property values.

It protects other investments made into the community (infrastructure, lot premiums, etc.).

Because we have to:

It is a part of the laws of the land.

- Douglas County Weed Ordinance
- Colorado Noxious Weed Law – Revised Statute 35-5.5-115

Addendum 2

Possible Goals for Resource and Weed Management in Roxborough Village Open Space

Resource Management Goal for the Open Spaces

- To conserve and restore the native biological diversity of the Roxborough Village Open Space through sound land management including aggressive weed control and active ecological restoration for the benefit and enjoyment of the Roxborough Village Homeowners.

Weed Control Mission Statement

- Work cooperatively to prevent the invasion and manage the spread of noxious weeds in order to conserve and restore the native biological diversity of the open space properties.

Weed Management Goals

1. Prevent the introduction of noxious weeds not already present in the Open Space.
2. Eradicate noxious weeds which are not well established in the Open Space.
3. Contain the spread of noxious weeds which are so well established that they cannot be easily and quickly eradicated.
4. Implement appropriate weed management actions within weed containment areas.
5. Restore Open Space that has become infested with weeds.
6. Coordinate weed management actions to maximize effectiveness and minimize economic and environmental costs of weed control.
7. Inform homeowners and adjacent landowners within the Roxborough Village about noxious weeds and provide support for their weed management and restoration efforts.



DATE: 5-7-2025

OWNER:

STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
BROCK SMETHILLS
(303) 202-6800
brocks@sterlingranchcolorado.com

APPLICANT:

STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
SUSAN BECKMAN
(303) 881-7119
susanb@sterlingranchcolorado.com

**SUBJECT: STERLING RANCH PLANNED DEVELOPMENT - 9TH AMENDMENT
ADMINISTRATIVE AMENDMENT APPLICATION**

REQUEST: Amend the Sterling Ranch PD to simplify the current building height requirements by converting the building heights listed from number of stories to feet, and to adjust the height requirements in Character Zones C5 and C6 by no more than the allowable administrative amendment of 20% of the originally approved maximum building height.

NARRATIVE: (Per DCZR 1518.05)

For the purpose of simplifying the building height requirements within the parameters of an Administrative Amendment, the proposed amendment seeks to replace the requirement that *maximum building height shall be measured in number of stories* with the requirement that *maximum building height shall be measured in feet*. The amendment also seeks to adjust the maximum building height allowed in the C5 and C6 Character Zones by a factor of no more than 20% of the originally approved maximum building height for those Character Zones.

The proposed amendment seeks to modify Tables 5 through 19 on Sheets 24 through 31 of the Development Standards. Specifically, **section b. BUILDING HEIGHT** in each of the tables will be modified by converting building height as measured by number of stories into building height as measured by number of feet. The notes in the schematic **BUILDING HEIGHT** diagrams in each of the tables will also be modified in the same manner. Redlined sheets from the PD showing the proposed table modifications are included with this submittal for reference.

In **Table 5: C1 Character Zone** the building heights for Principal and Accessory Buildings are currently listed as '2 Stories max.'. Per Note #2 in the schematic building height diagram, stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall. As such, the current maximum building height allowed is 28 feet in height from finished floor to finished ceiling at exterior wall. The



proposed amendment does not ask for an increase in the maximum building height allowed in the C1 Character Zone, it only seeks to convert the maximum height listed from number of stories to feet.

The remaining tables describing the maximum building heights allowed (**Table 6** through **Table 19**) would be modified in the same manner with this amendment in order to convert the maximum height metric from stories to feet.

In addition to modifying **Table 9** and **Table 10** for the C5 and C6 Character Zones to convert the building height metric from stories to feet, this amendment also asks to modify the two tables to adjust the maximum building height allowed by a factor of no more than 20% of the originally approved maximum building height for those Character Zones.

In **Table 9: C5 Character Zone** the building heights for Principal and Accessory Buildings are currently listed as '4 Stories max.' and '2 Stories max.' respectively. Per Note #2 in the schematic building height diagram, stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall. As such, the current maximum building height allowed for Principal Buildings is 56 feet in height from finished floor to finished ceiling at exterior wall, and the maximum building height allowed for Accessory Buildings is 28 feet in height from finished floor to finished ceiling at exterior wall. This amendment asks to adjust the maximum building height allowed for Principal Buildings within the C5 Character zone from stories to feet and add the allowable 20% adjustment under an administrative amendment.

In **Table 10: C6 Character Zone** the building heights for Principal and Accessory Buildings are currently listed as '5 Stories max.' and '2 Stories max.' respectively. Per Note #2 in the schematic building height diagram, stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall, and a first floor with commercial function may be a maximum of 25 feet in height. As such, the current maximum building height allowed for Principal Buildings is 81 feet in height from finished floor to finished ceiling at exterior wall, and the maximum building height allowed for Accessory Buildings is 28 feet in height from finished floor to finished ceiling at exterior wall. This amendment asks to adjust the maximum building height allowed for Principal Buildings within the C5 Character zone from stories to feet and add the allowable 20% adjustment under an administrative amendment.

EXPLANATION OF ELIGIBILITY: (Per DCZR 1518.06)

Per DCZR 1513 – An amendment request may be considered administrative if it meets the following criteria, as determined by the Director:

1513.03 Maximum Building Height – An increase of the maximum building height when such increase is no more than a 20% change to the originally approved maximum building height.

1513.05 Text Changes – Changes to the text when such changes do not alter the intent of the planned development or the commitments.

As described above, this amendment requests an adjustment to the maximum building height for the C5 and C6 Character Zones by no more than 20% of the originally approved maximum building height established for those Character Zones. The additional request to convert the building height measurement metric from number of stories to feet in order to simplify the development standards for building height does not alter the intent of the PD nor does it change the maximum building heights allowed within specific Character Zones.

Administrative Amendment – Approval Criteria:

Per DCZR 1514 - The following criteria shall be considered by the Director for approval of an administrative amendment:

1514.01 - whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;

1514.02 - whether the amendment is consistent with the efficient development and preservation of the entire planned development;

1514.03 - whether the amendment will adversely affect the enjoyment of the adjacent land or the public interest; and

1514.04 - whether the amendment's sole purpose is to confer a special benefit upon an individual.

The adjustment in building height for the C5 and C6 Character Zones is consistent with the development standards, commitments, and overall intent of the planned development. The C5 Character Zone is referred to as the Neighborhood Center Zone and the C6 Character Zone is referred to as the Urban Core Zone. These Character Zones are only permitted in the D2 and D3 Planning Areas and allow the highest residential gross densities within the development. Building height increases are not being sought after in the Character Zones planned with lower intensities of development. This is consistent with the intent of the PD and preserves the lower intensity character intended for the Rural Zone, Neighborhood Edge Zone, and Neighborhood General Zone as defined by the PD.

The proposed amendment and 20% adjustment in building heights for areas already approved for higher intensities of development will not adversely affect the enjoyment of the adjacent land or the public interest, nor does the amendment confer a special benefit upon an individual. The maximum potential increase in building height being proposed is only 16 feet and is only allowed in the Town Center Planning area which is already approved for higher levels of development. The additional building height will also likely allow for more diverse housing options for the residents of Douglas County. This amendment asks to adjust the maximum building height allowed for Principal Buildings within the C5 Character zone from stories to feet and add the allowable 20% adjustment under an administrative amendment.



DATE: 5-7-2025

OWNER:

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STERLING RANCH LLC
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LITTLETON, COLORADO 80125
SUSAN BECKMAN
(303) 881-7119
susanb@sterlingranchcolorado.com

**SUBJECT: STERLING RANCH PLANNED DEVELOPMENT - 9TH AMENDMENT
ADMINISTRATIVE AMENDMENT APPLICATION**

**REQUEST: Amend the Sterling Ranch PD to update language and tables describing park
dedication requirements, commitments, credits, and improvement values to reflect
the park improvements that have already been provided to date as well as to reflect
the current expectations for park requirements, commitments, credits, improvement
values, and park tracking and reporting moving forward.**

NARRATIVE: (Per DCZR 1518.05)

The Sterling Ranch PD has an outdated table (**Table S-2.2**) that lists amenities that were originally envisioned for its three regional parks. The table currently reflects outdated amenities such as tennis courts, a visitor center, large off-street parking lots, and others that do not necessarily reflect the current recreational desires of Sterling Ranch and Douglas County residents. **Table S-2.2** also assigns an outdated dollar amount or 'Improvement Value' to each of the amenities listed that shall be expended by the 'Owner'. The regional parks will actually be owned and maintained by a Special District, the Sterling Ranch Community Authority Board (CAB), not the developer.

The vision for the regional parks is continuing to evolve significantly beyond what is currently reflected in the table. Additionally, at the time of this proposed amendment, Sterling Ranch has already exceeded the total dollar expenditure listed in **Table S-2.2** for the regional parks. As such, Sterling Ranch is requesting an administrative amendment to update **Table S-2.2** and language in **Section S-2.2** that is associated with the table to clarify that the Special District (CAB) will continue to have discretion over regional park design and selected amenities and may substitute improvements set forth in **Table S-2.2** to best accommodate the changing recreational needs of the residents of Sterling Ranch and Douglas County over time. The proposed amendment will also amend language in **Section S-2.2** describing 'Improvement Values' as the total dollar expenditure for regional parks has already been met.

The proposed amendment also seeks to remove the provision in **Section S-3.1** that states “*no credit towards the Parks Requirement shall be given for any segment of Regional Trails until connections are provided or otherwise exist between such segment of Regional Trails and any regional trail located outside of Sterling Ranch, including without limitation, the Highline Canal Trail (via easement, public right-of-way, or otherwise).*” The request to remove this provision is being proposed because with the recent completion of Waterton Road through the community, a connection now exists at the intersection of Waterton Road and Rampart Range Road that connects regional trails within Sterling Ranch to the Highline Canal Trail (roughly at the intersection of Campfire St. and Waterton Road) via public right-of-way.

The proposed amendment will also clarify in **Section S-3.1(D)** that Sterling Ranch appraisals for park dedication for land identified as ‘park’ via Plat will follow state law and be appraised for ‘Fair Market Appraisal Value’ for purposes of calculating park credit. Additionally, because parks at Sterling Ranch are reviewed and approved by the County via the Location and Extent process, **Section S-3.1(A)(iii)(b)** is being updated to remove the requirement that “*The obligations to construct or install Recreational Facilities that Owner proposes to provide to satisfy the Parks Requirement generated by any plat or site improvement plan shall be guaranteed in the subdivision improvements agreement or site improvements plan agreements, as applicable, for such plat or site improvement plan.*” Park land being guaranteed in these agreements is no longer applicable as parks at Sterling Ranch are reviewed and approved via the Location and Extent process and are no longer included in site improvement plan agreements nor subdivision improvement agreements.

Lastly, the proposed amendment seeks to add language to **Section S-3.1(C) Tracking** and **S-3.3 Reporting** to memorialize the expectations for park tracking and reporting that summarizes the then-current parks requirement and credits received towards satisfaction of the parks requirement. The proposed language describing the tracking and reporting mechanism summarizes the tracking and reporting submittals that have been provided to the County with recent Preliminary Plans and Plats and memorializes those expectations for tracking and reporting purposes moving forward.

EXPLANATION OF ELIGIBILITY: (Per DCZR 1518.06)

Per DCZR 1513 – An amendment request may be considered administrative if it meets the following criteria, as determined by the Director:

1513.05 Text Changes – Changes to the text when such changes do not alter the intent of the planned development or the commitments.

As described above, this amendment is requesting changes to the PD in order to bring the park dedication requirements, credits, tracking, and reporting up to date with the current dedication status, practices, and vision for parks at Sterling Ranch. The proposed text changes do not alter the commitment that Sterling Ranch has to develop parks that will accommodate the recreational needs of the residents of Sterling Ranch and Douglas County.

Administrative Amendment – Approval Criteria:

Per DCZR 1514 - The following criteria shall be considered by the Director for approval of an administrative amendment:

1514.01 - whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;

1514.02 - whether the amendment is consistent with the efficient development and preservation of the entire planned development;

1514.03 - whether the amendment will adversely affect the enjoyment of the adjacent land or the public interest; and

1514.04 - whether the amendment's sole purpose is to confer a special benefit upon an individual.

The proposed text amendments pertaining to park dedication requirements, commitments, credits, and improvement values are consistent with the development standards, commitments, and overall intent of the planned development. The purpose of the amendment is to bring the PD up to date with the current status of park dedication provided and current practices for park dedication/credit tracking, reporting, and appraising.

The amendment is consistent with the efficient development and preservation of the entire planned development as the updates will allow the Owner, Special District, and County to streamline and memorialize the process for reporting and tracking park dedication requirements and credits moving forward.

The proposed amendment will not adversely affect the enjoyment of the adjacent land or the public interest, nor does the amendment confer a special benefit upon an individual. The park language amendments will allow the Owner and Special District to more efficiently accommodate the evolving recreational needs of the residents of Sterling Ranch and Douglas County.

STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

9th

Add new County Certification for an Administrative Amendment

COUNTY CERTIFICATION

ADMINISTRATIVE AMENDMENT OF THE STERLING RANCH DEVELOPMENT PLAN AMENDING BUILDING HEIGHT AND PARK REQUIREMENTS AS DEPICTED HEREON PURSUANT TO TABLES 5-19, TABLE S-2.2, AND SECTIONS S-2.2, S-3.1, S-3.3.

APPROVED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. 9 AFFECTS ONLY TABLES 5-19 AND TABLE S-2.2, AND SECTIONS S-2.2, S-3.1, S-3.3 AS DESCRIBED IN FILE NO. ZR_____.

DIRECTOR OF COMMUNITY DEVELOPMENT

CLERK AND RECORDER CERTIFICATION
I hereby certify that this Plan was filed in my office on this____ of _____, 202____, A.D. at ____ o' clock a.m/p.m. and was recorded per Reception No. _____.

Douglas County Clerk and Recorder

COUNTY CERTIFICATION

ADMINISTRATIVE AMENDMENT OF THE STERLING RANCH DEVELOPMENT PLAN AMENDING PRINCIPAL BUILDING SETBACKS AND COVERED PARKING SETBACKS AS DEPICTED HEREON PURSUANT TO TABLE 7.1.

APPROVED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. 8 AFFECTS ONLY TABLE 7.1 AS DESCRIBED IN FILE NO. ZR_____.

DIRECTOR OF COMMUNITY DEVELOPMENT

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STERLING RANCH

APPLICANT and/or LAND OWNER

**STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

**STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS**
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

**COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION**
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

**ARS SAND &
GRAVEL CO., LLC**
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

**Foster Graham Milstein &
Callisher, LLP**
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Ball Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Haltz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 400
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

**ZR2009-004
Revision Date: June 11, 2024**

Sheet:

of 36

Cover Sheet

1

STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

S-2. ON-SITE OR OFF-SITE IMPROVEMENTS

S-2.1 Provision of Major Infrastructure

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or, at Owner's option, may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, roads and interchange improvements, water and sewer facilities, fire protection, drainage facilities (including without limitation, detention and retention facilities), mosquito control, landscaping, park improvements and trails. Notwithstanding any provision in this Development Plan, each obligation of Owner to design, construct or install improvements as set forth in this Development Plan, may be performed by, and/or financed (in whole or in part) by one or more special districts.

S-2.2 Regional Park Improvements

As required to satisfy the Parks Requirement, Owner shall provide improvements within the Regional Parks as set forth in Table S-2.2 below; provided, however, in recognition that recreational needs change over time and to allow the ability to respond to such changing needs, Owner may, with the approval of the County, substitute improvements set forth in Table S-2.2 below with other improvements of equal or greater value that accommodate recreational needs. Such substitute improvements may be provided in the Regional Park for which the improvements being replaced by substitute improvements are listed or within another Regional Park on the condition that such recreational improvements are distributed roughly even among the Regional Parks based on need. To determine if the value of any other improvements is equal to or greater than the value of those improvements set forth in Table S-2.2 for which such other improvements are substituted, the value of such improvements set forth in Table S-2.2 shall be deemed equal to the value thereof set forth on Table S-2.2 multiplied by a fraction, the numerator of which is the CPI for the month that is 90 days prior to the date such substitution is proposed, and the denominator of which is the CPI for the month in which the County approved this Development Plan.

Table S-2.2

	Improvement	Improvement Value	Total Value
Burns Regional Park	Four Multi-purpose play fields (turf)	\$1,000,000	
	Turf amphitheater & small band shell	\$500,000	
	Picnic shelters, Picnic tables	\$106,000	
	Hard surface area with 4 courts	\$120,000	
	Two Tennis courts	\$80,000	
	Large children's play area	\$200,000	
	Small children's play area	\$75,000	
	Two Permanent toilet facilities	\$400,000	
	250 car paved parking lot	\$420,000	
	BMX/mountain bike skills course	\$500,000	
	Trails & Paths	\$500,000	
	Park furniture	\$100,000	
	Perd & security lighting	\$75,000	
	Park ID, Regulatory & directional signage	\$75,000	
Heritage Regional Park	General utility work sewers / electric, etc	\$200,000	
	Total for Burns Regional Park		\$4,261,000
	Visitor Center	\$1,000,000	
	Rustic Amphitheater for 30 to 50 people	\$30,000	
	50 car paved parking lot/access drive	\$102,000	
	Outdoor interpretive exhibits, trail loop & signage	\$75,000	
	500sf multi-purpose shade structure	\$40,000	
	Trails & Paths	\$500,000	
	20 car parking area and access drive	\$42,000	
	150-200sf shade/picnic shelter	\$20,000	
	Interpretive signage	\$50,000	
	Regulatory, Interpretive & directional signage	\$75,000	
	Benches/tables/trash cans/shade structures/trees	\$500,000	
	Total for Heritage Regional Park		\$2,434,000
Sterling Gulch Regional Park	30 car lot with + 15 spaces for trailers	\$48,000	
	carry-in boat launch	\$25,000	
	Interpretive, directional & regulatory signage	\$75,000	
	fish cleaning station	\$10,000	
	continuous 8' paved loop trail	\$249,200	
	continuous 5' graveled loop trail (no edging)	\$62,300	
	benches	\$9,600	
	Fishing piers	\$40,000	
	Total for Sterling Gulch Regional Park		\$519,100
	Total for All Regional Parks		\$7,304,000

S-2.3 Other Park Improvements

In connection with the dedication of any Other Park, Owner (or one or more special districts formed for the Property) may provide Recreational Improvements within such Other Park in accordance with the provisions of the Commitments Matrix.

S-2.4 Water and Sewer Facilities

Except to the extent set forth in Note H of Table 2 regarding certain improvements as specified in such Note H, all lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this Section S-2.4 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.5 Roadway Improvements

(A) Within the Property

- (i) General. Thoroughfares within the Property shall be provided by Owner or one or more special districts formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by the County) as needed to serve development of the Property at such times as requested by the County in accordance with County requirements, as modified by any alternate roadway design standards approved by the County. The following road segments shall be deemed "Thoroughfares within the Property" for purposes of this Section S-2.5, and accordingly, shall be Owner's responsibility to provide, subject to the provisions of this Section S-2.5, provided, however, Owner shall not be required to provide auxiliary lanes along the following road segments that are needed for access for development

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accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies

To the extent requested by the County, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

(C) Outside the Property But Within the Concurency Area

- (i) Titan Road Concurency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Titan Concurency Segment to fall below the County's Road Concurency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements may not operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(i)(a) or Section 2.5(C)(i)(b), as selected by the Owner submitting such Traffic-generating Application:

- (a) the combination of: (1) through lanes within the Titan Concurency Segment as then-needed to bring the Titan Concurency Segment to at least the County's Road Concurency Standard; however, collectively, all such Owners shall not be required to provide more than six through lanes therein, and (2) improvements to the following intersections/interchanges as then-needed to bring the Titan Concurency Segment to at least the County's Road Concurency Standard: (A) Titan Road and Highway 85, including highway ramps, (B) Titan Road and Titan Park Circle, and (C) Titan Road and Wildlife Way, plus improvements to other roads as needed to meet the County's Road Concurency Standard, or

- (b) such other improvements as are then-necessary to bring the Titan Concurency Segment to at least the County's Road Concurency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such Owner and the County.

- (ii) Waterton Road Concurency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Waterton Concurency Section to fall below the County's Road Concurency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements are not allowed to operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(i)(a) or Section 2.5(C)(i)(b), as selected by the Owner submitting such Traffic-generating Application:

- (a) the combination of: (1) through lanes within the Waterton Concurency Segment as then-needed to bring the Waterton Concurency Segment to at least the County's Road Concurency Standard, however, collectively, all such Owners shall not be required to provide more than four through lanes therein, and (2) the following improvements as then-needed to bring the Waterton Concurency Segment to at least the County's Road Concurency Standard: (A) a bridge over the Highline Canal as it intersects with the Waterton Concurency Segment, however, collectively, all such Owners shall not be required to provide more than four lanes within such bridge, (B) a bridge over the South Platte River as it intersects the Waterton Concurency Segment, however collectively, all such Owners shall not be required to provide more than four lanes within such bridge, and (C) improvements to the intersections of Waterton Road and the following streets and accessways: (A) Dante Drive, (B) Campfire St., (C) Liverpool Circle/Hunters Hill Lane, (D) the access driveway located between Lot 118 and Lot 117E according to the Chatfield Farms Plat, (E) the access driveway located on Lot 117E of the Chatfield Farms Plat, and (F) Rampart Range Road, or

- (b) such other improvements as are necessary to bring the Waterton Concurency Segment to at least the County's Road Concurency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such applicant and the County.

- (iii) Road Design to Accommodate Lawrence Commercial Traffic. All improvements to North Moore Road affecting the access to/egress from North Moore Road and Lawrence Construction Company located on the Lawrence Parcel shall be designed in accordance with County standards; however to the extent acceptable to the County, Owner shall also design such improvements to accommodate turning movements for girders and other long bridge components traditionally hauled by Lawrence Construction Company. Similarly, all improvements to the intersection of North Moore Road and West Titan Road shall be designed in accordance with County standards; however to the extent acceptable to the County, Owner shall also design such improvements to accommodate a turning radius so as to not restrict a right turn from northbound North Moore Road onto West Titan Road by commercial vehicles traditionally used by Lawrence Construction Company.

- (iv) Provided. As set forth in the County's concurency regulations contained with the Zoning Resolution as of February 9, 2009 (the date the application for the Development Plan was submitted to the County for approval), for purposes of this Section S-2.5(C), improvements shall be deemed provided in respect of any proposed residential development if (a) such improvements are under construction and will be available at the time the impacts from such proposed residential development will occur, (b) such improvements are guaranteed by an enforceable development agreement, subdivision improvement agreement or other agreement that ensures such improvements will be available at the time the impacts from such proposed residential development will occur, (c) such improvements are Planned Capital Improvements (as such term is defined in the Zoning Resolution), or (d) such other provision as may be acceptable to the County is made for ensuring such improvements will be available at the time the impacts from such proposed residential development will occur.

- (v) Road Standards. Road improvements to be provided pursuant to this Section S-2.5(C) shall be designed and constructed in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(D) State Highways

(i) System Level Study

- (a) Upon request of the County, Lead Owner shall pay to the County an amount not to exceed \$100,000.00 as its contribution for use by the County, working in conjunction with CDOT and Jefferson County, and other appropriate entities, to develop and secure an approval of findings of a system level study (the "SLS") associated with the 1601 process by the CDOT Transportation Commission or designated approval authority (the "Commission"), if required by CDOT, as generally described in this Section S-2.5(D), unless the County and Lead Owner agree otherwise. Such payment shall be made within 30 days of written request from the County.

- (b) The SLS shall: (1) analyze traffic on the State Highway Segments projected to be generated from development as of the projected build-out of the Property, (2) determine the improvements to the State Highway Segments that are needed to accommodate such traffic projections, (3) set forth projected costs for such improvements, and (4) set forth the total amount of Lead Owner's obligation to pay its pro rata share of the costs to construct such improvements to the 85 Segment and to the 121 Segment, as calculated in accordance with the provisions of Section S-2.5(D)(ii)(a).

- (c) The County reserves the right to expand the SLS to the extent necessary to secure Commission approval of the SLS; provided, however that in no case shall Lead Owner be required to pay more than \$100,000 toward the cost of the SLS.

- (d) The SLS shall be performed by a traffic engineer mutually-acceptable to the County and Lead Owner.

- (e) If the Owner desires to advance the processing of final plats prior to Commission approval of the SLS, the pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for final plats may be deferred to a date no later than 60 days after the approval of the SLS by the Commission unless the County and Lead Owner agree otherwise. In no case shall the Owner be allowed to defer pro rata share payments related to applications for final plats beyond an aggregate of 1,000 platted lots unless the County and Lead Owner agree otherwise. The pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of the SLS unless the County and Lead Owner agree otherwise. Notwithstanding the foregoing, if the County expands the scope of the SLS beyond that described above, then the pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for final plats, use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of such expanded SLS unless the County and Lead Owner agree otherwise.

- (ii) Improvements. Traffic (including future traffic) not generated by development on the Property as well as traffic generated by development on the Property will contribute to the total traffic on the State Highway Segments. Owner desires to be part of a regional solution to provide improvements to the State Highway Segments as needed to accommodate traffic thereon. Accordingly, Owner is willing to make the commitments set forth in this Section S-2.5(D)(ii).

- (a) Owner shall pay its pro rata share of the costs to construct those improvements to the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. 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STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,060 Dwelling Units

Insert 'Fair Market'

(iii) Recreational Facilities.

(a) General. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) 100% of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by any person or entity other than the School District; divided by (2) the Parks Appraisal Value for such Recreational Facilities; provided that with respect to Recreational Facilities that are owned by a homeowners association, club or other non-governmental entity, and that are: (A) not available for use by persons other than members of such homeowners association, club or such other non-governmental entity, then only 25% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, (B) available for use by the general public, with or without a fee, during those times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then 100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, or (C) available for use by the general public, with or without a fee, during only a portion of the times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then a portion between 25% and 100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement. The exact portion of such costs to be so counted for clause (C) above shall be as agreed between Owner and the County based on the portion of the times such facilities are open to the general public. Notwithstanding the foregoing, no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and the Recreational Improvements therein.

(b) Guaranty. The obligations to construct or install Recreational Facilities that Owner proposes to provide to satisfy the Parks Requirement generated by any plat or site improvements plan shall be guaranteed in the subdivision improvements agreement or site improvements plan agreements, as applicable, for such plat or site improvements plan.

(iv) Shared-Use Agreements with School District. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (a) a portion of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by the School District that are subject to a shared-use arrangement allowing for use of such facilities by the general public, with or without a fee, when such facilities are not being used by the School District; divided by (b) the Parks Appraisal Value for such Recreational Facilities. The portion of such cost to be credited toward the Parks Requirement shall be determined based on the extent such facilities are available for use by the general public as compared to other facilities for which credit toward the Parks Requirement can be given.

(B) Fees. Notwithstanding the foregoing, if the fee that is charged for use by the general public is substantially greater than the fee charged to the members of such homeowners association, club or other non-governmental entity, and such difference in fee rates is greater than the customary differences (between the rates charged to the general public versus members) in fees charged for similar facilities in the Denver metropolitan area, then only 25% of the cost of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement.

(C) Tracking. The County may require that any application for preliminary plan proposing SFDUs or site improvement plan proposing MFDUs, Accessory Units, Caretaker Units or Non-residential Buildings contain a tracking report setting forth the then-current Parks Requirement and credits received toward satisfaction of the Parks Requirement.

(D) Parks Appraisal Value. The term "Parks Appraisal Value", with respect to any Recreational Facilities or cash-in-lieu, means the per acre value of a parcel of land located within either: (i) the Final Plat or the site improvements plan within which the additional SFDUs, MFDU, Accessory Units, Caretaker Units or Non-residential Buildings, as appropriate, are located, that causes the then-current increase in the Parks Requirement or (ii) a Regional Park as designated by Owner, that Owner would have offered for dedication if Owner was not providing Recreational Facilities or cash-in-lieu to satisfy the Parks Requirement. Such per acre value shall be the amount set forth in an appraisal submitted by Owner that conforms to County standards. For valuation purposes, such appraisal shall assume the subject park land is fully platted.

S-3.2 Timing.

The Parks Requirement shall be satisfied pursuant to the schedule set forth in the Commitments Matrix.

S-3.3 Reporting.

As a condition to Final Plat approval or the issuance of a building permit for any MFDU, Caretaker Unit or non-residential building, the County may require that the applicant thereto submit a summary report setting forth how the Parks Requirement has been satisfied.

S-4. WILDLIFE AND WETLANDS/RIPARIAN PRESERVATION PLAN.

S-4.1 Protection and Enhancement of Water Resources, including Wetlands and Riparian Areas.

Willow Creek, sections of Sterling Gulch and certain unnamed washes and secondary streams, which include East Willow Creek and a number of unnamed minor swales in the upland areas of the Property are included in the open space network to be dedicated in accordance with this Development Plan. To the extent reasonable, storm water quality areas within the open space network will be designed to create a series of wet meadows and shrub riparian zones (including, without limitation, porous landscape detention, extended detention, wetlands, ponds, constructed wetlands and other best management practices not inconsistent with applicable County requirements). Other portions of the storm water system will be characterized by naturalized streams and swales, herbaceous and scrub/shrub wetlands, and other riparian areas that will provide wildlife habitat. Notwithstanding the foregoing, other best management practices providing water quality, such as extended detention basins and constructed wetlands basins shall be permitted. Sterling Gulch Reservoir is proposed for the north end of Sterling Gulch near Titan Road. If constructed, this reservoir may serve as a water storage facility and may provide aquatic and shoreline habitat for fish, waterfowl, shorebirds, and other wildlife.

S-4.2 Connectivity of Core Wildlife Habitats and Wildlife Corridors.

Portions of the open space network to be dedicated in accordance with this Development Plan serve to connect the Core Conservation Areas. Willow Creek, portions of Sterling Gulch, and certain unnamed drainages within the Property are included in the open space network to be dedicated in accordance with this Development Plan.

(A) Willow Creek Wildlife Corridor.

The width of the Willow Creek Wildlife Corridor may vary but shall be at least 1,400 feet wide on average and not less than 1,200 feet wide at any given point, not considering: (i) road crossings and grade-separated crossings; (ii) narrowings to crossings that do not constitute a corridor.

(B) East Willow Creek Wildlife Corridor.

The width of the East Willow Creek Wildlife Corridor shall be at least 350 feet wide on average and not less than 300 feet wide at any given point, not considering road crossings.

(C) Sterling Gulch Wildlife Corridor.

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow Creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant Thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i.e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

S-4.3

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow Creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant Thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i.e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

Add: "The tracking report may consist of 1) a one-page exhibit showing the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of anticipated dwelling units would generate, and 2) a one-page Park and Open Space tracking spreadsheet with the applicant's summarization of the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A)."

recording of the last final plat adjacent to the Sterling Gulch Wildlife Corridor south of the Xcel Parcel.

S-5 "Fair Market Appraisal Value"

"park land" imposed with regard to project phasing other than as expressly set forth in this Development Plan or in any development plan.

Add: "and identified as park land in the Plat."

S-6 PUBLIC USE.

shall be paid in full prior to dedication.

S-7. OTHER COMMITMENTS AND PROVISIONS.

S-7.1 Regional Trail Standards.

Add: "The summary report may consist of a one-page exhibit showing 1) the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of dwelling units would generate, 2) a one-page park and open space tracking spreadsheet summarizing the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A)."

(B) Equestrian. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall be at least 100 feet in width, provided that segments of such trails may have a lesser width if necessary to accommodate steep slopes (to provide traverses, etc.), stands of trees or shrubs, rock outcroppings, water features, or other topographic, natural, design features, or site considerations or to reflect the character of such trail. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall have a natural surface, crusher-fines surface, or other surface approved by the County.

S-7.2 Architectural Control Committee.

All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control committees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-7.3 Lighting and Dark Skies.

Development within the Property shall be subject to Section 30 of the Zoning Resolution, and the Sterling Ranch Lighting and Dark Skies Standards, which shall be incorporated into the Design Guidelines.

S-7.4 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-7.5 Weed Management.

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-7.6 State Land Board.

The County acknowledges that Parcel 7 of the Property is owned by the State Land Board acting by and through its Board of Land Commissioners (the "State"), and, accordingly, the State Land Board is an Owner. With respect to all offers of dedication and all dedications from the State Land Board provided in this Development Plan or otherwise: (A) the State Land Board shall be deemed to have reserved for itself (and for its successors and assigns to the extent permitted by applicable law) all mineral rights and mineral interests, including without limitation, oil and gas rights and interests, in respect thereof, and (B) such offers of dedications shall be subject to all other requirements of applicable law.

S-7.7 Archaeological Resources.

(A) Discovery Protocol.

- (i) Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall provide to the project's supervising geotechnical engineer (or other consultant appointed by Owner) and all excavation contractors and excavation equipment operators materials that describe potential Archeological Resources, including photographic examples of resources most such resources. Each such training session shall be conducted by a professional archaeologist.
- (ii) If any fossils, remains of structures or artifacts that could reasonably be Archeological Resources are discovered during any material excavation activities for initial construction occurring on any portion of the Property, then construction and excavation operations shall immediately cease within a 100-foot radius of the discovery, and the supervising geotechnical engineer (or other consultant appointed by Owner) shall be notified of the discovery. If, after examination of the discovery, the supervising geotechnical engineer (or other consultant appointed by Owner) determines the discovery could reasonably be an Archeological Resource, then Owner shall engage a professional archaeologist to further evaluate the discovery. If such archaeologist determines such discovery is not an Archeological Resource, then construction and excavation activities may proceed. If such archaeologist

(iii) "Archaeological Resource" means any paleontological resource or any structure or object that is at least 100 years of age and that provides information pertaining to the historical or pre-historical culture of people within the boundaries of the State of Colorado.

(B) Plan Review. To the extent the County adopts any ordinances, resolutions or regulations requiring County approval of any plan regarding the preservation of, excavation of, or mitigation of impacts to any Archeological Resource observed or discovered within the County, then the County shall approve, approve with conditions, or

deny such plan within the earlier of: (i) the time period set forth therefore in the duly adopted ordinances and resolutions of the County, or (ii) 90 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archeological Resource is located.

(C) Comments. To the extent the County is requested by the Office of the State Archaeologist (established under C.R.S. § 24-80-403), the State Historic Preservation Officer or other official state or federal agency or officer to comment on any proposed plan regarding the preservation of, excavation of, or mitigation of impacts to any Archeological Resource observed or discovered on the Property, then: (i) within 15 days after receiving such request the County shall notify the Owner of the portion of the Property upon which such Archeological Resource is located that the County has received such request, and (ii) the County shall provide its comments in response to such request within 45 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archeological Resource is located.

(D) Class II Reports. As part of each application submitted to the County for a preliminary plan for any part of the Property, the applicant thereof shall submit a Class II cultural resource report covering the portions of the Property including within such preliminary plan that are to be developed.

S-7.8 Livestock and Other Animals.

The number of animals permitted on any lot within the Property shall not exceed those permitted under Section 24 of the Zoning Resolution. Setbacks for Ag/Livestock Structures and parking areas related thereto shall be as set forth in Section 2411 of the Zoning Resolution. The provisions of Sections 2412 - 2417 of the Zoning Resolution shall apply to the Property.

S-7.9 Fencing.

(A) Height. Solid fences, walls and hedges may extend up to eight feet in height provided that they do not obstruct the vision of automobile traffic on adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual. Solid fences, walls and hedges may exceed eight feet in height if permitted by the County.

(B) Development Areas A and B. Notwithstanding any other provisions of this Development Plan, all fencing within Development Areas A and B shall be wildlife friendly, unless otherwise permitted by the County, and except as needed to protect agricultural production.

S-7.10 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property. To the extent allowed by applicable law, rainwater harvesting practices may be incorporated into storm water facilities.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-7.10, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainage stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities. All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-7.11 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designed floodplains for Willow Creek, East Willow Creek and Sterling Gulch. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill.

S-7.12 Attainable Housing.

(A) Provision of Attainable Housing Units.

It is the intent of this Development Plan that by build-out by Sterling Ranch there shall have been built within Sterling Ranch AHUs in an amount at least equal to the lesser of: (a) 3% of the number of Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch for which the County has issued final certificates of occupancy, or (b) 360.

(i) 50% Buildout.

(a) If after the County has issued final certificates of occupancy for 6,025 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built within Sterling Ranch is:

- (1) more than one but less than 180, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (A) \$1,050, (B) 6,025, and (C) a fraction, the numerator of which is 180 minus the number of AHUs that have been built within Sterling Ranch, and the denominator of which is 180, or
- (2) zero, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to \$6,326,250.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(i)(a)(1) or S-7.12(A)(i)(a)(2), if any, then Owner shall be deemed to have provided at least 180 AHUs within Sterling Ranch.

(ii) 80% Buildout.

(a) If after the County has issued final certificates of occupancy for 9,640 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch is less than 288, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (1) \$1,050, (2) 9,640, and (3) a fraction, the numerator of which is 288 minus the number of AHUs that have been built (and/or have been deemed built) within Sterling Ranch, and the denominator of which is 288.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(ii)(a), if any, then Owner shall be deemed to have provided at least 288 AHUs within Sterling Ranch.

(iii) Buildout.

(a) If upon submittal to the County of an application for the final plat proposing to subdivide the last portion of the Property upon which Dwelling Units may be constructed, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch plus the number of AHUs proposed within such final plat is less than the lesser of: (1) 3% of the sum of the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (2) 360, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of:

- (1) \$1,050,
- (2) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, and
- (3) a fraction, the numerator of which is: (1) the lesser of: (a) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (b) 360, minus (2) the total number of AHUs built (and/or deemed to have been built) within Sterling Ranch plus the number of additional AHUs expected to be built within Sterling Ranch, and the denominator of which is the lesser of: (x) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (y) 360.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(iii)(a), if any, then Owner shall be deemed to have fully satisfied its obligations under this Section S-7.12.

(iv) Funds Paid to DCHP. All funds paid to DCHP pursuant to this Section S-7.12 shall be used exclusively to provide affordable housing within Douglas County. Not more than 10% of the amount of funds paid to DCHP pursuant to this Section S-7.12 shall be used for administrative or operational expenses.

APPLICANT and/or LAND OWNER

**STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

**STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS**
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

**COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION**
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 786 5200
F: 303 791 7405

**ARS SAND &
GRAVEL CO., LLC**
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303 839 3800
F: 303 839 3838

**Foster Graham Milstein &
Coldier, LLP**
360 South Gorfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 88th Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ulevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 850 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Date

Statement Of Commitments, Cont.

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STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

TABLE 5: C1 Character Zone.

This table sets forth the minimum lot area, the maximum building height, setbacks and certain parking standards applicable to those portions of the Property within the C1 Character Zone.

C1 MULTI-FUNCTION OPEN SPACE

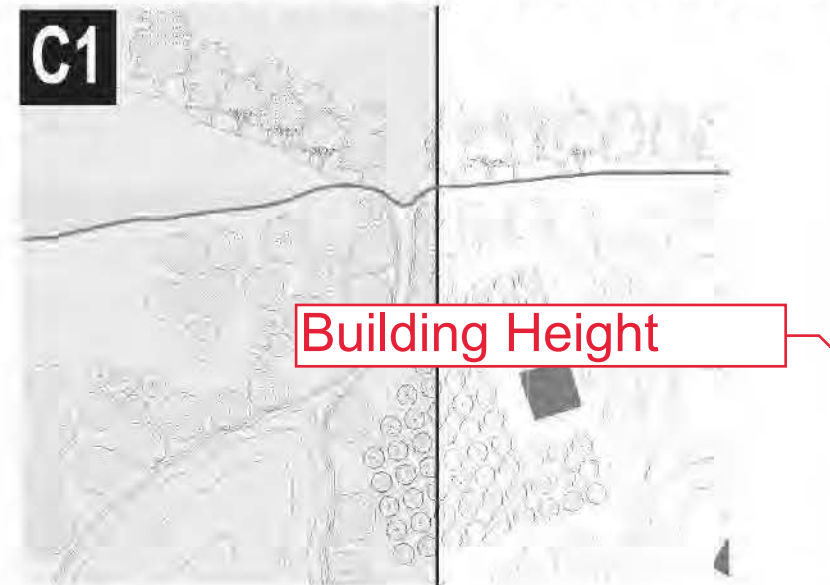


Table 5.1

a. LOT AREA

Minimum Lot Area	NA
------------------	----

b. BUILDING HEIGHT

Principal Building(s)	2 Stories max.
Accessory Building(s)	2 Stories max.

c. SETBACKS - PRINCIPAL & ACCESSORY BLDGS ¹

(c.1) Front Setback Primary	25 ft. min. ⁵ 50 ft. min. ⁶
(c.2) Front Setback Secondary	15 ft. min. ³ 25 ft. min. ⁴
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.

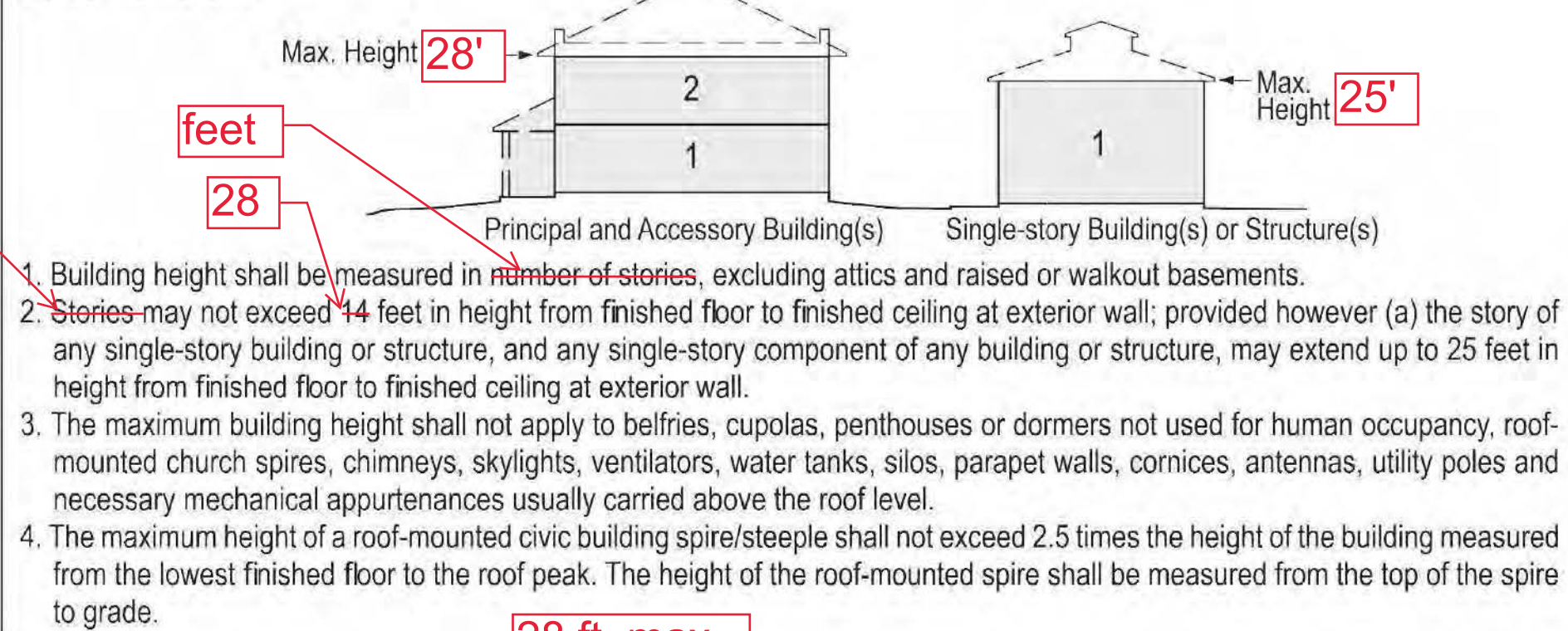
d SETBACKS - COVERED PARKING ¹

(d.1) Front Setback Primary	25 ft. min. ⁵ 50 ft. min. ⁶
(d.2) Front Setback Secondary	15 ft. min. ³ 25 ft. min. ⁴
(d.3) Side Setback	15 ft. min. 25 ft. min.
(d.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

- Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- for lots less than 2.3 acres
- for lots 2.3 acres or larger
- for lots less than 4.5 acres
- for lots 4.5 acres or larger

BUILDING HEIGHT



SETBACKS - PRINCIPAL AND ACCESSORY BUILDINGS

- All Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT

- Uncovered parking is permitted in front and side setbacks.

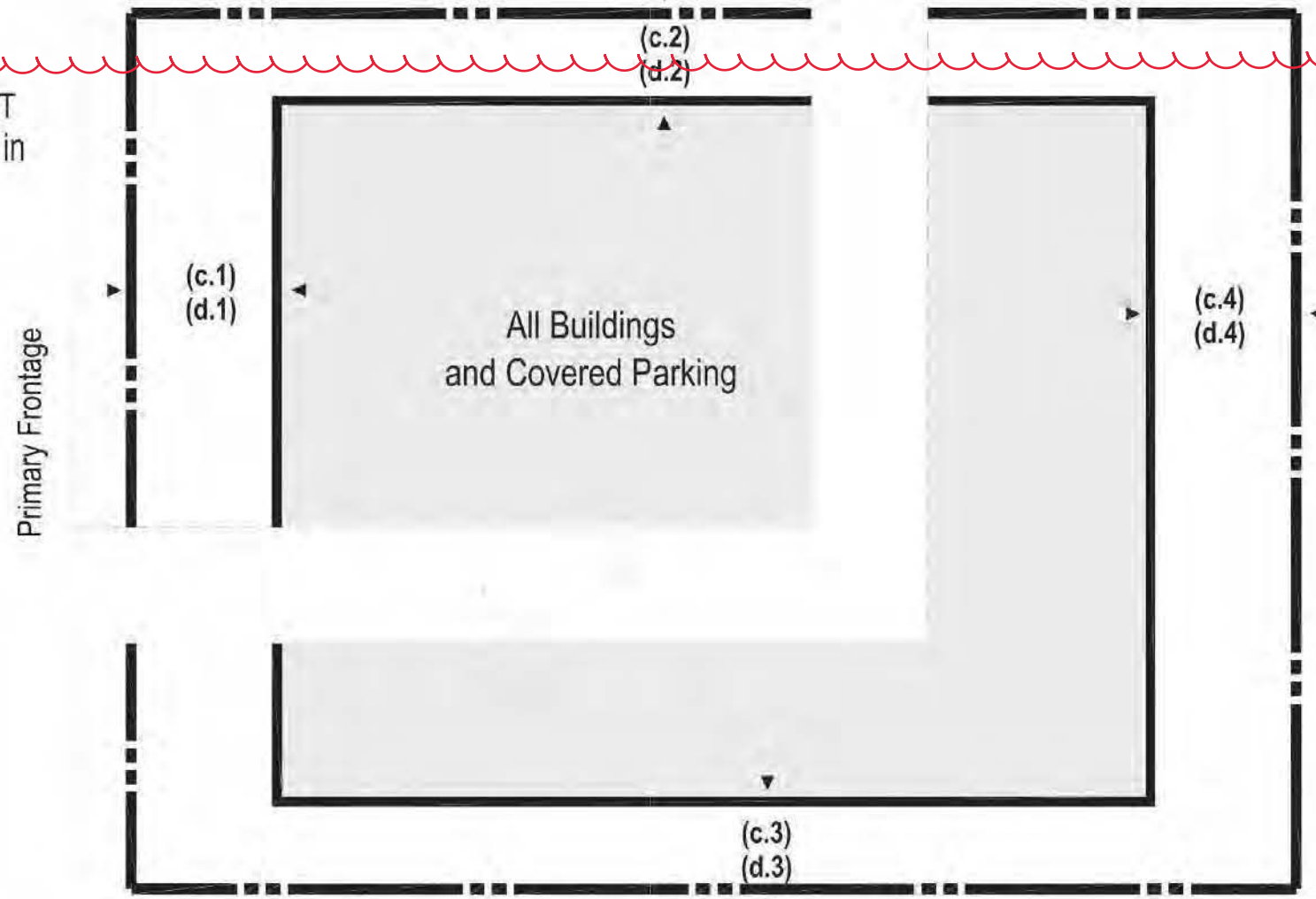


TABLE 6: C2 Character Zone.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

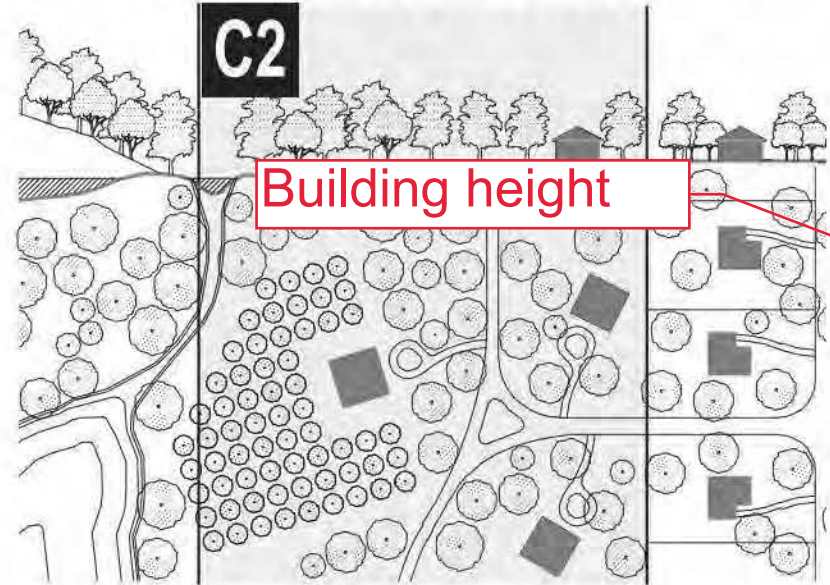


Table 6.1

a. LOT AREA

Minimum Lot Area	20,000 sq. ft. ¹
------------------	-----------------------------

b. BUILDING HEIGHT

Principal Building(s)	2 Stories max.
Accessory Building(s)	2 Stories max.

c. SETBACKS - PRINCIPAL BUILDING(S) ²

(c.1) Front Setback Primary	25 ft. min. ⁶ 50 ft. min. ⁷
(c.2) Front Setback Secondary	15 ft. min. ⁴ 25 ft. min. ⁵
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.

d. SETBACKS - ACCESSORY BUILDING(S) ²

(d.1) Front Setback Primary	25 ft. min. ⁶ 50 ft. min. ⁷
(d.2) Front Setback Secondary	15 ft. min. ⁴ 25 ft. min. ⁵
(d.3) Side Setback	15 ft. min. ⁴ 25 ft. min. ⁵
(d.4) Rear Setback	15 ft. min. ⁴ 25 ft. min. ⁵

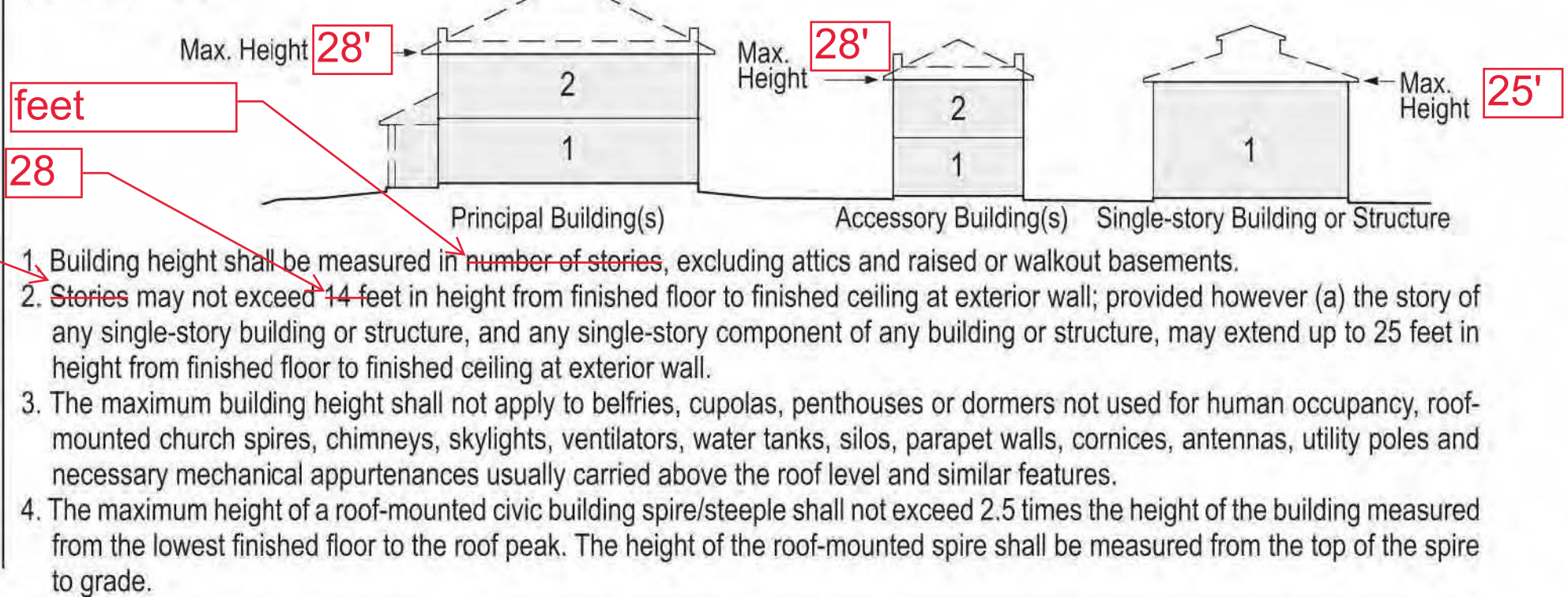
e. SETBACKS - COVERED PARKING ³

(e.1) Front Setback Primary	25 ft. min. ⁶ 50 ft. min. ⁷
(e.2) Front Setback Secondary	15 ft. min. ⁴ 25 ft. min. ⁵
(e.3) Side Setback	15 ft. min. 25 ft. min.
(e.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

- This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.
- Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- for lots less than 2.3 acres
- for lots 2.3 acres or larger
- for lots less than 4.5 acres
- for lots 4.5 acres or larger

BUILDING HEIGHT



SETBACKS - PRINCIPAL BLDG(S)

- Principal Building(s) shall be distanced from the lot lines as shown.

SETBACKS - ACCESSORY BLDG(S)

- Accessory Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT

- Accessory Buildings shall be distanced from the lot lines as shown.

ENCROACHMENTS

- Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.
- Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
- All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1806 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8535 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimschaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Mistein &
Calscher, LLP
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

TABLE 7: C3 Character Zone.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C3 Character Zone.

C3 NEIGHBORHOOD EDGE STANDARDS

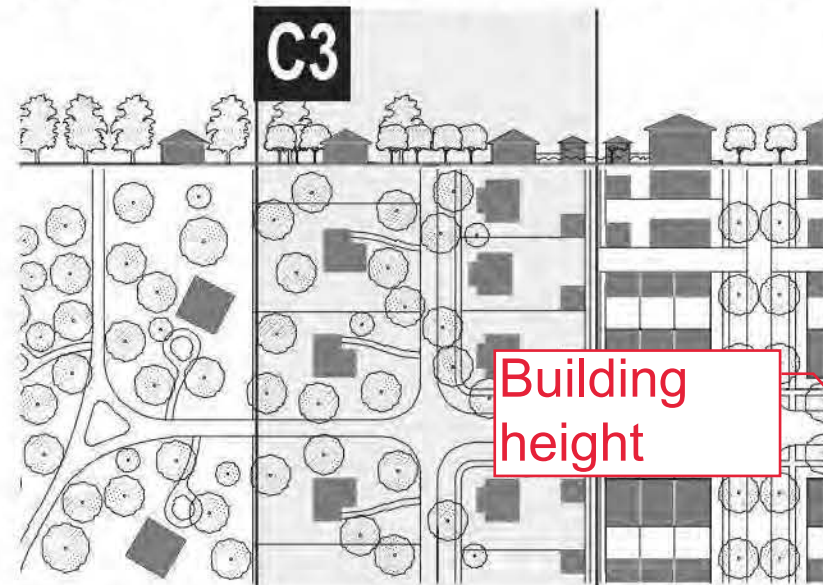


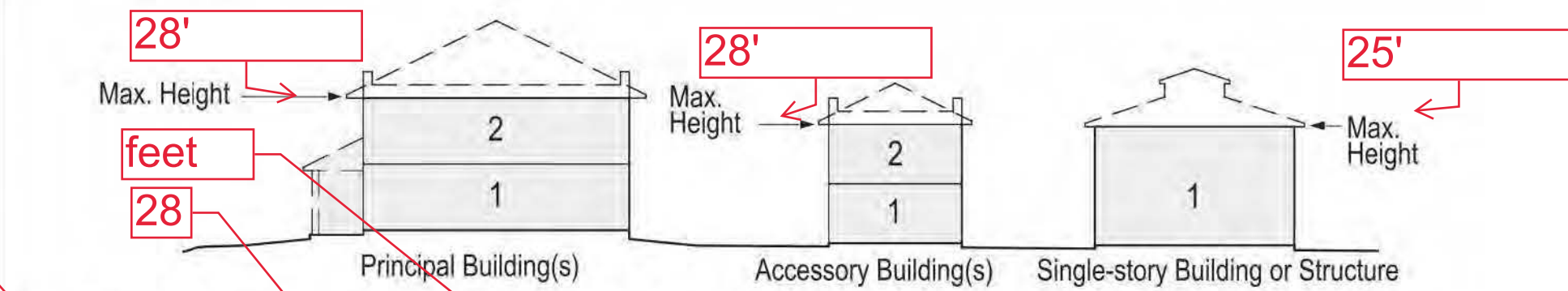
Table 7.1

a. LOT AREA	
Minimum Lot Area	5,000 sq. ft. ¹
b. BUILDING HEIGHT	
Principal Building(s)	2 Stories-max.
Accessory Building(s)	2 Stories-max.
c. SETBACKS - PRINCIPAL BUILDING(S) ³	
(c.1) Front Setback Primary	18 ft. min. ⁵
(c.2) Front Setback Secondary	7 ft. min.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	3 ft. min. ²
d. SETBACKS - ACCESSORY BUILDING(S) ⁴	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	7 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	3 ft. min. ²
e. SETBACKS - COVERED PARKING ⁴	
(e.1) Front Setback Primary	10 ft. min. ⁵
(e.2) Front Setback Secondary	7 ft. min.
(e.3) Side Setback	5 ft. min.
(e.4) Rear Setback	3 ft. min. ²

Notes:

- This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.
- or 13 ft. from center line of alley, whichever is greater.
- Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- For Sterling Ranch Filing 6C: Lots 8-47, 170-192, and 219-221, the required minimum Front Setback Primary for Principal Buildings is 15 feet. The required minimum Front Setback Primary for Covered Parking is 8 feet.

BUILDING HEIGHT



- Building height shall be measured in number of stories, excluding attics and raised or walkout basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
- The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
- The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL BLDG(S)

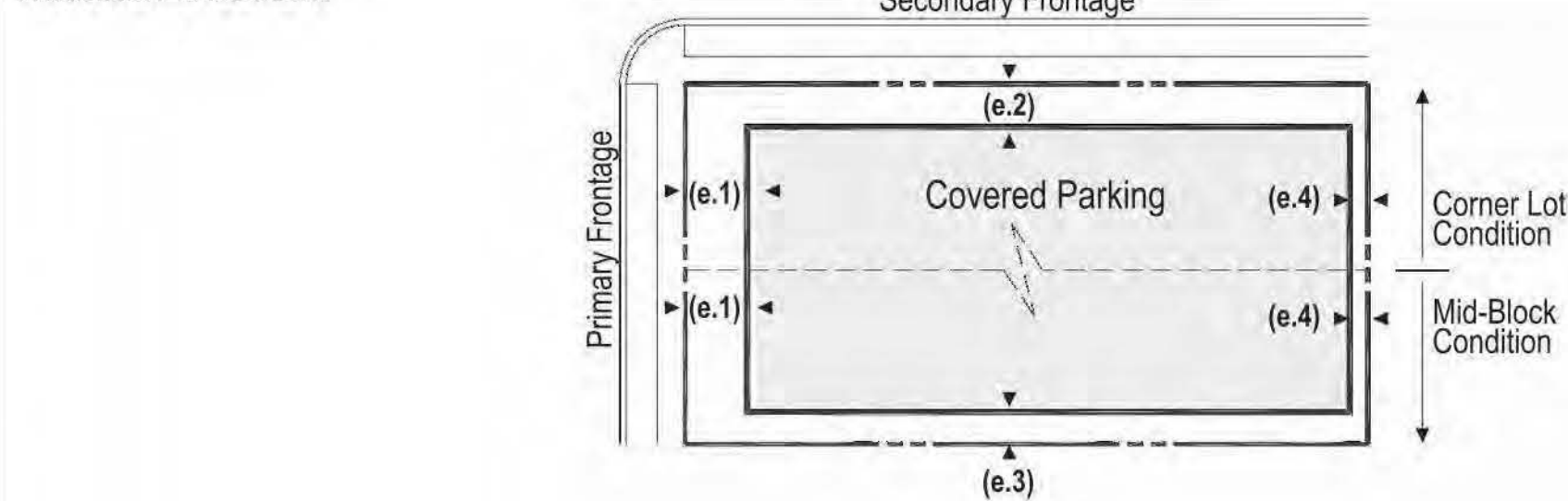
- Principal Building(s) shall be distanced from the lot lines as shown.

28 ft. max.

SETBACKS - ACCESSORY BLDG(S)

- Accessory Building(s) shall be distanced from the lot lines as shown.

PARKING PLACEMENT



ENCROACHMENTS

- Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.
- Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
- All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

TABLE 8: C4 Character Zone.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C4 Character Zone.

C4 NEIGHBORHOOD GENERAL STANDARDS

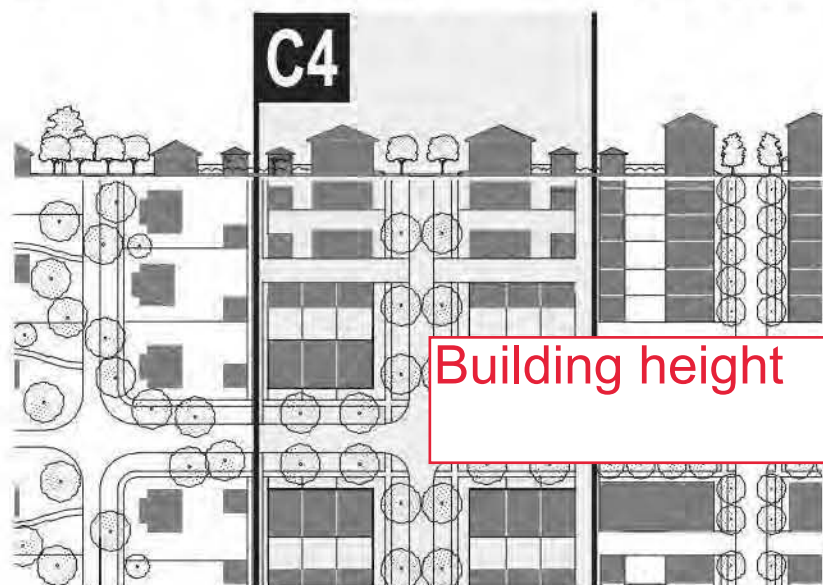


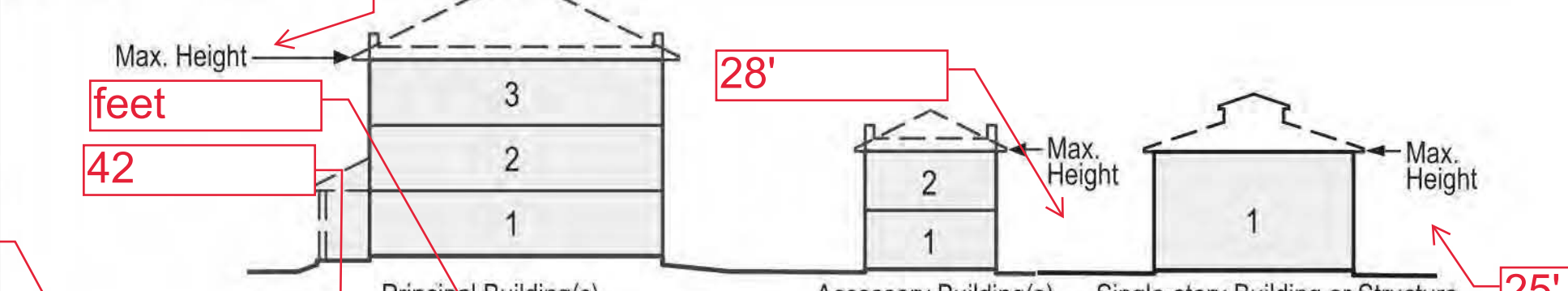
Table 8.1

a. LOT AREA	
Minimum Lot Area	1,400 sq. ft. ¹
b. BUILDING HEIGHT	
Principal Building(s)	3 Stories-max.
Accessory Building(s)	2 Stories-max.
c. SETBACKS - PRINCIPAL BUILDING(S) ³	
(c.1) Front Setback Primary	6 ft. min. ²
(c.2) Front Setback Secondary	6 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min. ²
d. SETBACKS - ACCESSORY BUILDING(S) ³	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	6 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min. ²
e. SETBACKS - COVERED PARKING ⁴	
(e.1) Front Setback Primary	6 ft. min.
(e.2) Front Setback Secondary	6 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

- This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.
- or 13 ft. from center line of alley, whichever is greater
- Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.

BUILDING HEIGHT



- Building height shall be measured in number of stories, excluding attics and raised or walkout basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
- The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
- The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL BLDG(S)

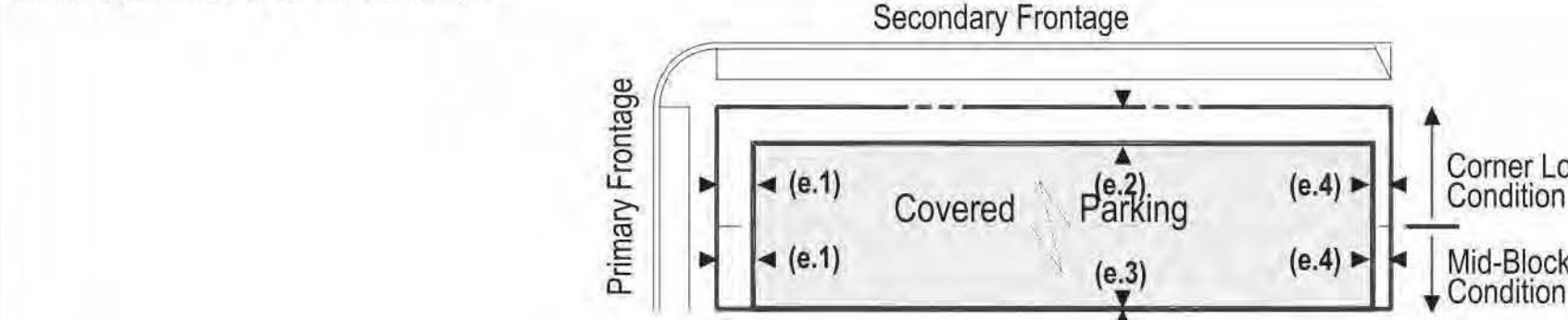
- Principal Buildings shall be distanced from the lot lines as shown.

28 ft. max.

SETBACKS - ACCESSORY BLDG(S)

- Accessory Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

- Porches may encroach up to 1/2 of the depth of the Principal Building Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORD, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

STATE OF COLORADO
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COMMISSIONERS

Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Sheffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 635 6837

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimsaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-333-3800
F: 303-333-3838

Foster Graham Milstein &
Callisher, LLP
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,460.77 Acres - 12,050 Dwelling Units

TABLE 9: C5 Character Zone.

This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C5 Character Zone.

C5 NEIGHBORHOOD CENTER STANDARDS

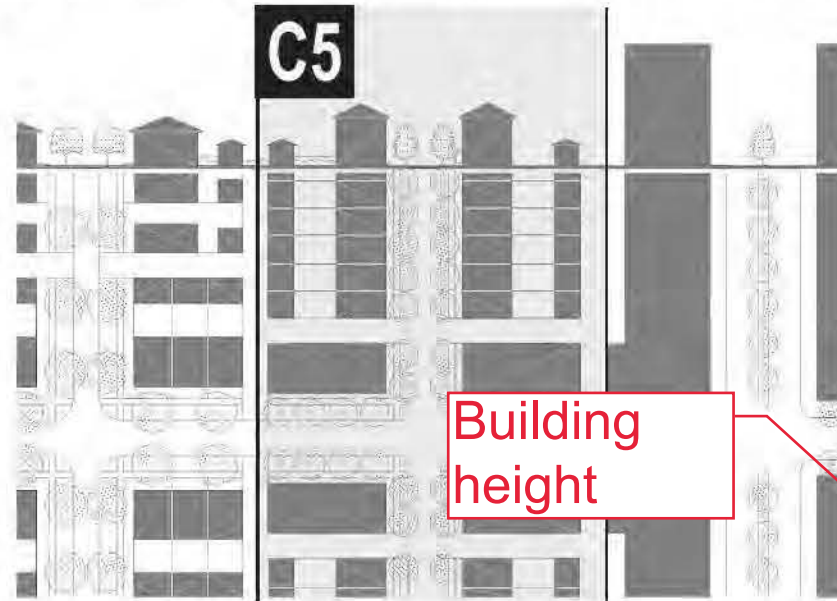


Table 9.1

a. LOT AREA

Minimum Lot Area	520 sq. ft. ¹
------------------	--------------------------

b. BUILDING HEIGHT

Principal Building(s)	4 Stories max.
Accessory Building(s)	2 Stories max.

c. SETBACKS - PRINCIPAL BUILDING(S)

(c.1) Front Setback Primary	2 ft. min.
(c.2) Front Setback Secondary	2 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min. ²

d. SETBACKS - ACCESSORY BUILDING(S) ³

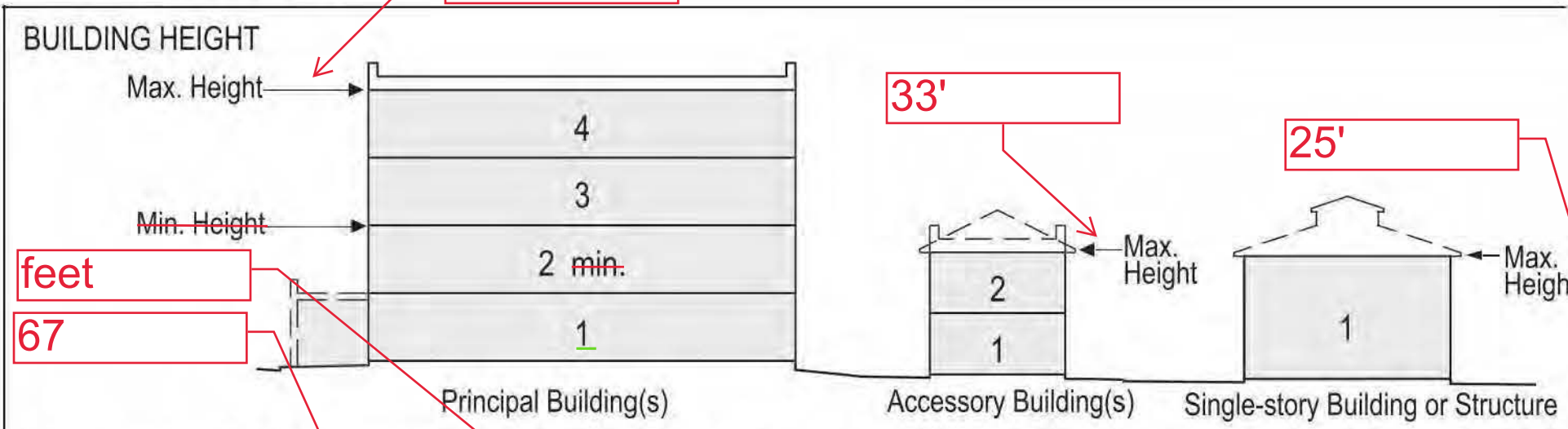
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min. ²

e. SETBACKS - COVERED PARKING ^{4,5,6}

(e.1) Front Setback Primary	20 ft. min.
(e.2) Front Setback Secondary	2 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

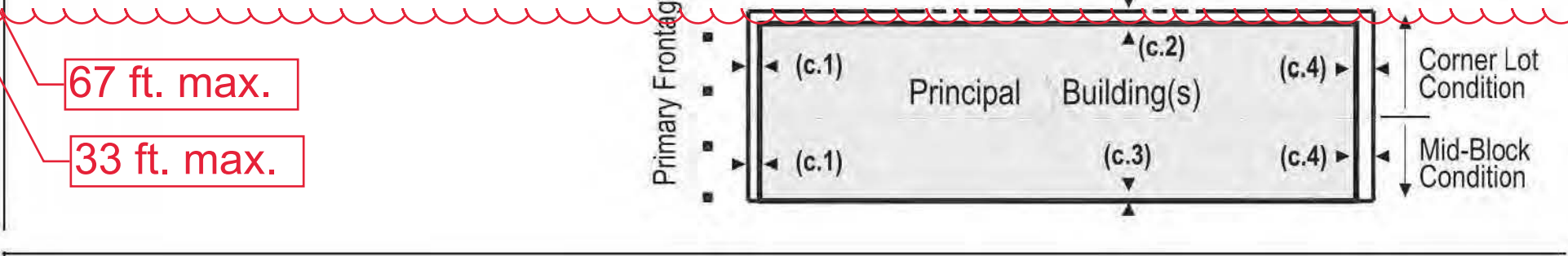
- ¹ This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.
- ² or 13 ft. from center line of alley, whichever is greater
- ³ Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.
- ⁴ In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.
- ⁵ Notwithstanding the above, off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines, but subject to the setback requirements set forth for Principal Buildings in Table 9.1.e above. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
- ⁶ Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.



- Building height shall be measured in number of stories, excluding attics and raised or walkout basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
- The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
- The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.
- The minimum height on a principal building, when the principal building is a single family detached or single family attached house, is not applicable.

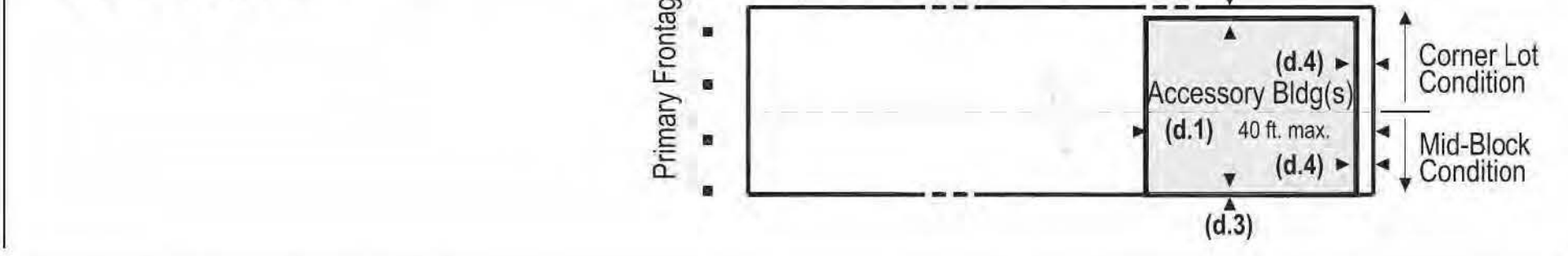
SETBACKS - PRINCIPAL BLDG(S)

- Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)

- Accessory Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

- Off-street surface parking spaces may be covered or uncovered.
- Off-street surface parking shall be located behind buildings or on the sides of buildings.
- On lots with alleys, all vehicular access drives shall be from the alley.
- On corner lots, all vehicular access drives shall be from the alley or the side street.
- Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

- Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
- Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

TABLE 10: C6 Character Zone.

This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C6 Character Zone.

C6 URBAN CORE STANDARDS

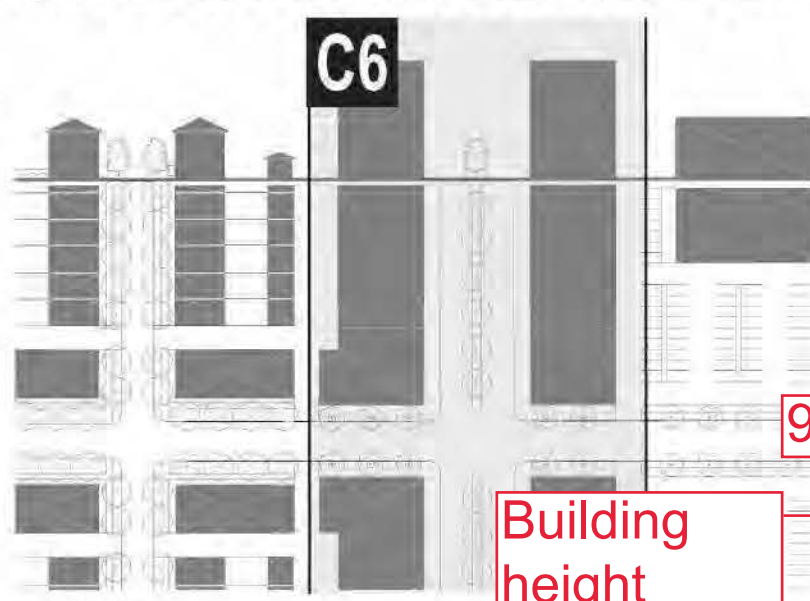


Table 10.1

a. LOT AREA

Minimum Lot Area	none
------------------	------

b. BUILDING HEIGHT

Principal Building	5 Stories max.
Accessory Building	2 Stories max.

c. SETBACKS - PRINCIPAL BUILDING(S) ¹

(c.1) Front Setback Primary	0 ft. min.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. ¹

d. SETBACKS - ACCESSORY BUILDING(S) ³

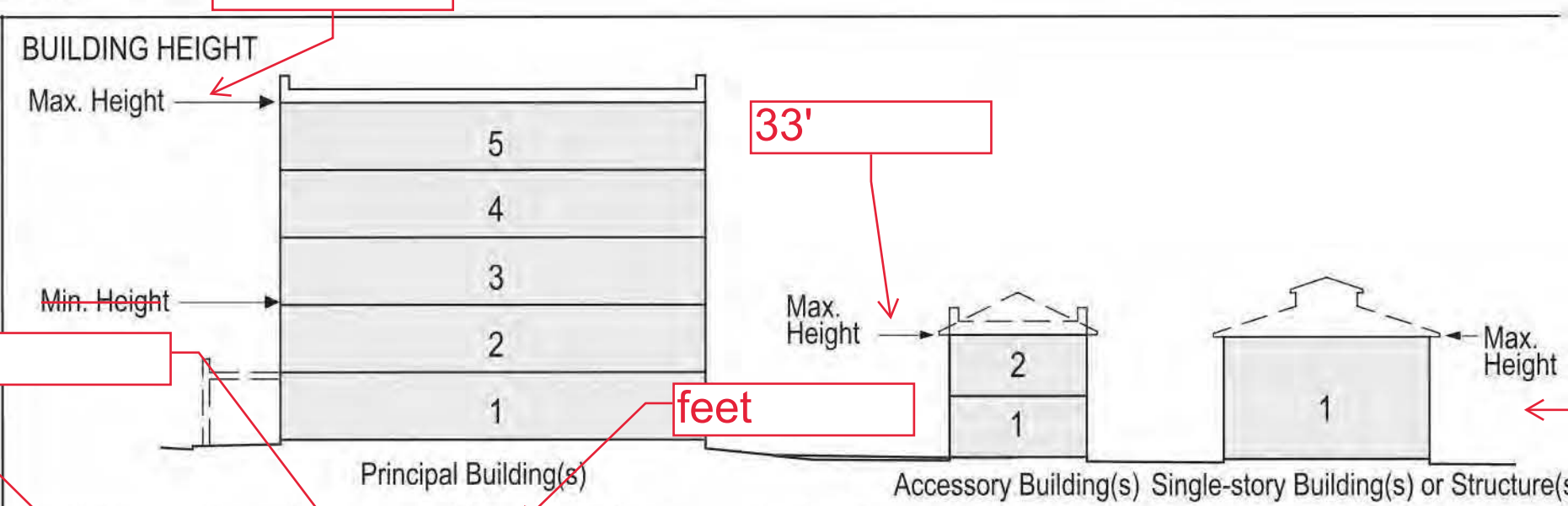
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min. ²

e. SETBACKS - COVERED PARKING ³

(e.1) Front Setback Primary	0 ft. min.
(e.2) Front Setback Secondary	0 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	0 ft. min.

Notes:

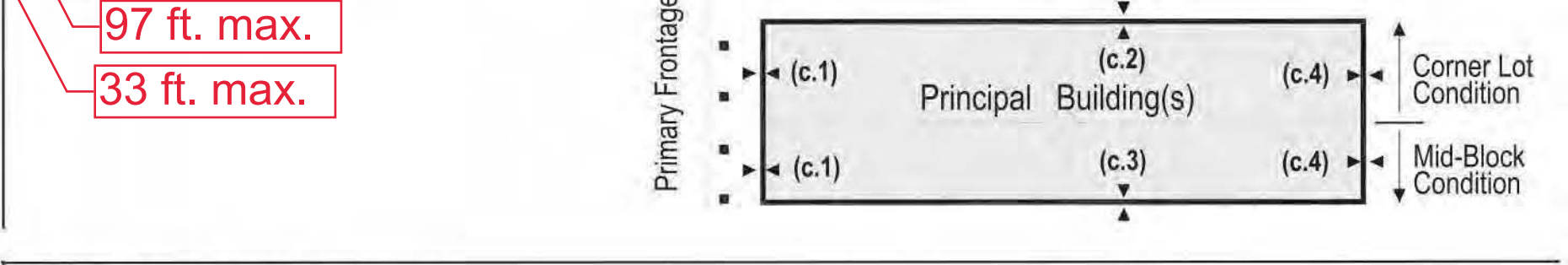
- or 13 ft. from center line of alley, whichever is greater
- Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.
- In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.



- Building height shall be measured in number of stories, excluding attics and raised or walkout basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall. A first floor Commercial function must be a minimum of 11 feet with a maximum of 25 feet.
- The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
- The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.
- The minimum height on a principal building, when the principal building is a single family detached or single family attached house, is not applicable.

SETBACKS - PRINCIPAL BLDG(S)

- Principal Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

- Off-street surface parking spaces may be covered or uncovered.
- Off-street surface parking shall be located behind buildings.
- Off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
- Underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.
- On lots with alleys, all vehicular access drives shall be from the alley.
- On corner lots, all vehicular access drives shall be from the alley or the side street.
- Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.

ENCROACHMENTS

- Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
- Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback.
- Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 7086

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Sheffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimschaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-639-3800
F: 303-639-3838

Foster Graham Milstein &
Callisher, LLP
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

TABLE 11: Special Character Zone - A (SCZ-A).

- (A) SCZ-A will be a transition area along the northern and western edges of the existing Plum Valley Heights neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 11
- (B) Immediately west of and contiguous with Plum Valley Heights, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. Each lot immediately west of and contiguous to such landscape buffer, and each lot immediately north of and contiguous with Plum Valley Heights (each an "SCZ-A Perimeter Lot") shall be 2.3 acres or larger.
- (C) All buildings within SCZ-A shall comply with the height limitations set forth in this Table 11.
- (D) SCZ-A shall be part of a CND Neighborhood. Each portion of SCZ-A included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-A Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C2.
- (E) Each portion of SCZ-A that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-A shall be determined in accordance with this Table 11 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

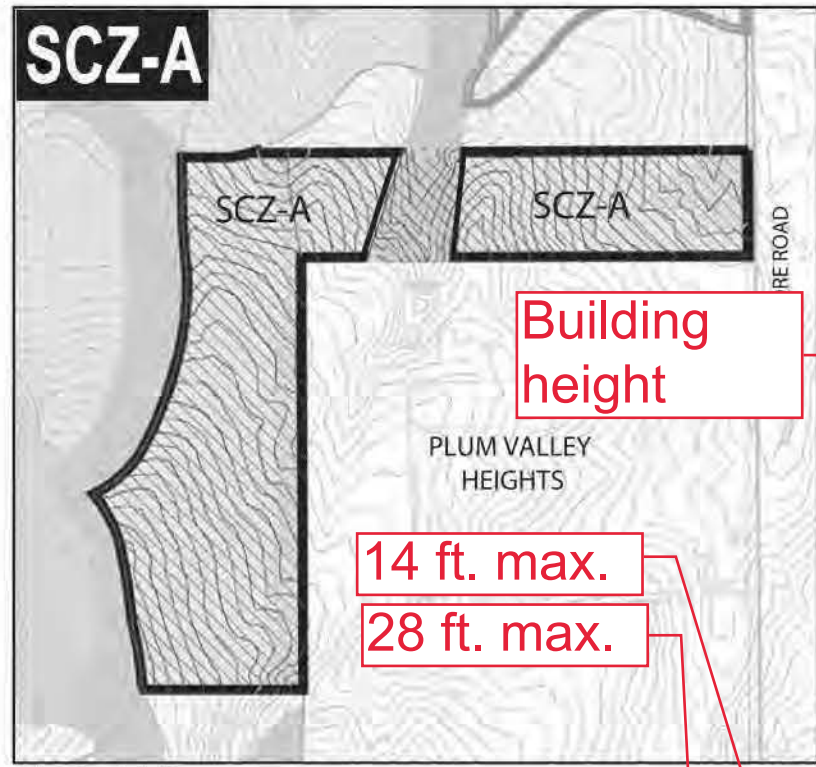


Table 11.1

a. BUILDING HEIGHT

Principal Bldg(s) (Perimeter Lots)	1-Story max.
Principal Bldg(s) (other lots) - no walkout	2-Stories max.
Principal Bldg(s) (other lots) - w/ walkout	1-Story max.
Accessory Bldg(s) (Perimeter Lots)	1-Story max.
Accessory Bldg(s) (other lots) - no walkout	2-Stories max.
Accessory Bldg(s) (other lots) - w/ walkout	1-Story max.

Notes:

- This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.
- Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.

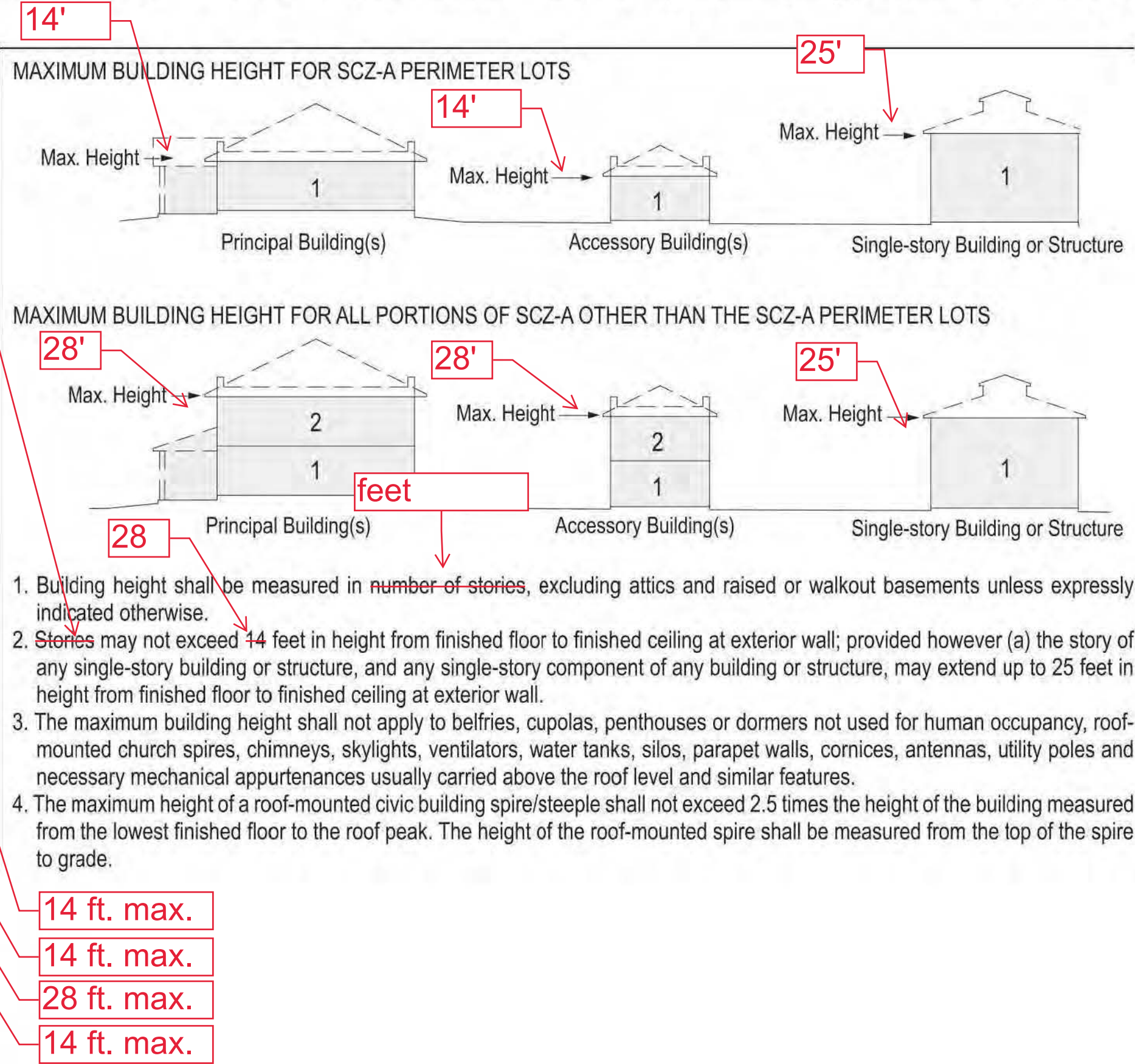


TABLE 12: Special Character Zone - B (SCZ-B).

- (A) SCZ-B will be a 600' deep transition area along the northern edge of the existing Roxborough Village neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 12.
- (B) Immediately north of and contiguous with the Roxborough Village neighborhood, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. The size of each lot immediately north of and contiguous to such landscape buffer (each an "SCZ-B Perimeter Lot") shall be at least 5,200 square feet.
- (C) All buildings within SCZ-B shall comply with the height limitations set forth in this Table 12.
- (D) SCZ-B shall be part of a TND Neighborhood. Each portion of SCZ-B included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-B Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C3.
- (E) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-B shall be determined in accordance with this Table 12 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

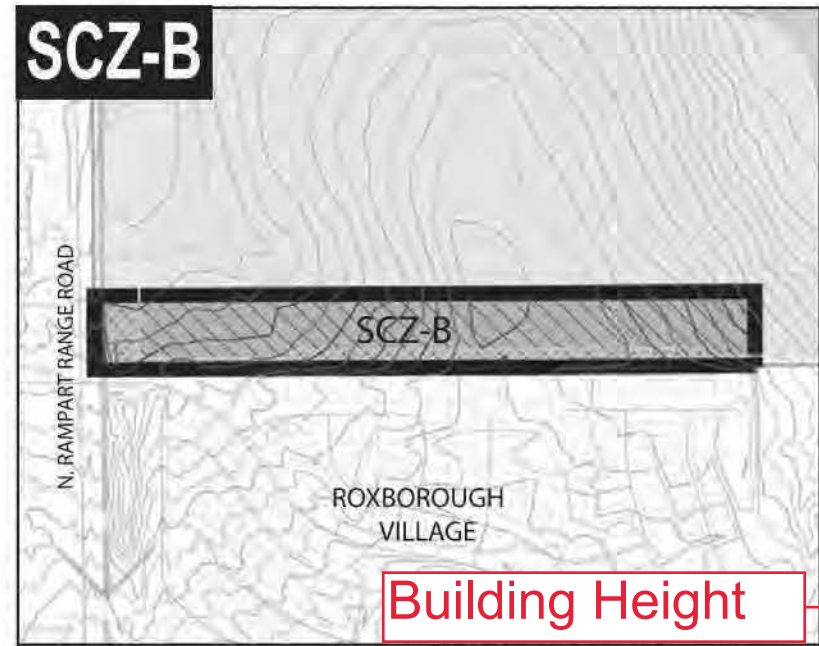


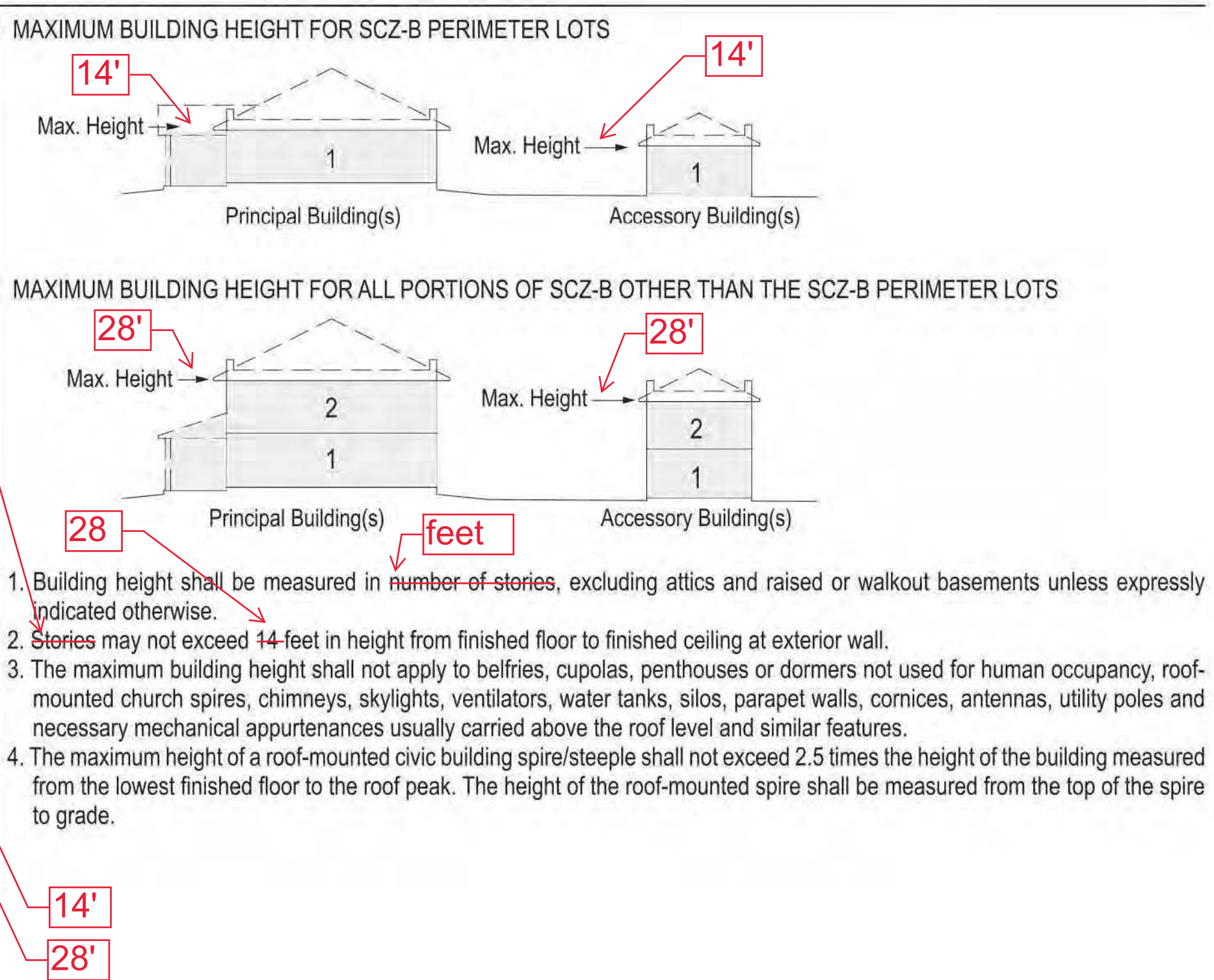
Table 12.1

a. BUILDING HEIGHT

Principal Bldg(s) (Perimeter Lots)	1-Story max.
Principal Bldg(s) (other lots)	2-Stories max.
Accessory Bldg(s) (Perimeter Lots)	1-Story max.
Accessory Bldg(s) (other lots)	2-Stories max.

Notes:

- This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humboldt Street, No. 701
Denver, CO 80218
P: 303 435 6837

Spencer Fane & Grimschaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303 439 3800
F: 303 439 3838

Foster Graham Milstein &
Calisher, LLP
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303 333 9810
F: 303 333 9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

TABLE 13: Special Character Zone - C (SCZ-C).

- (A) SCZ-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Tindell Acres and a 200' deep area south of Tindell Acres as shown generally in the diagram included in this Table 13.
- (B) All buildings within SCZ-C shall comply with the height limitations set forth in this Table 13.
- (C) SCZ-C area shall be part of CND Neighborhoods. Each portion of SCZ-C included within a Neighborhood shall be assigned to Character Zone C1 or C2.
- (D) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights for all land within SCZ-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).

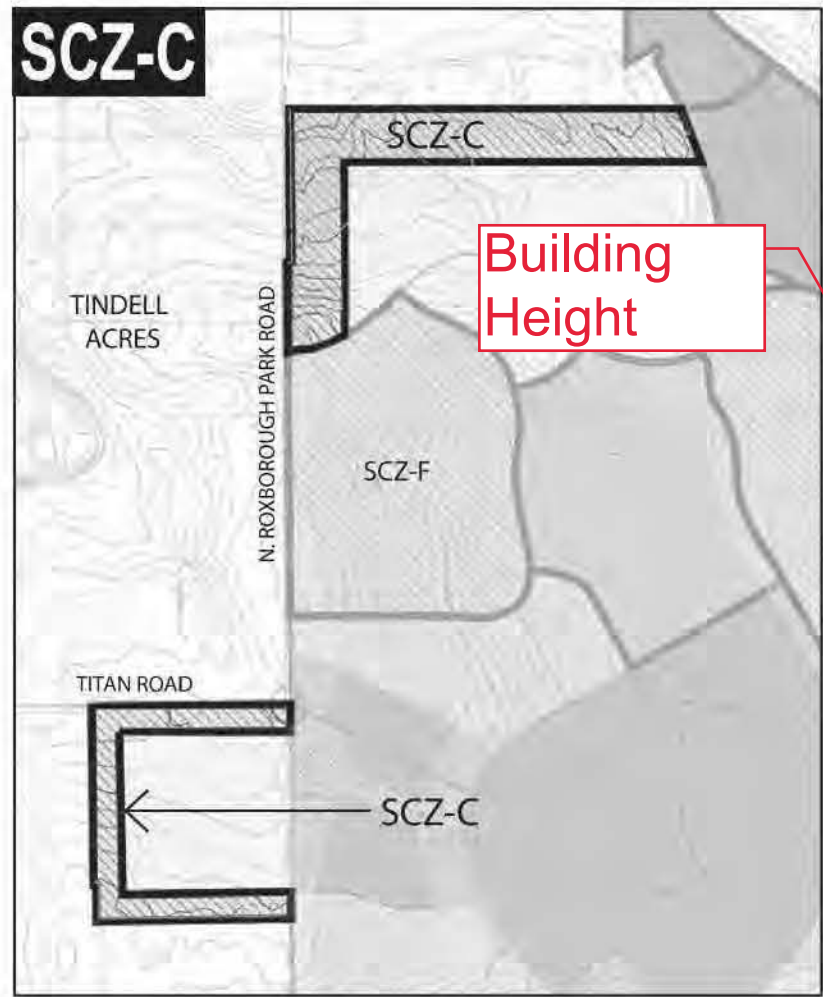
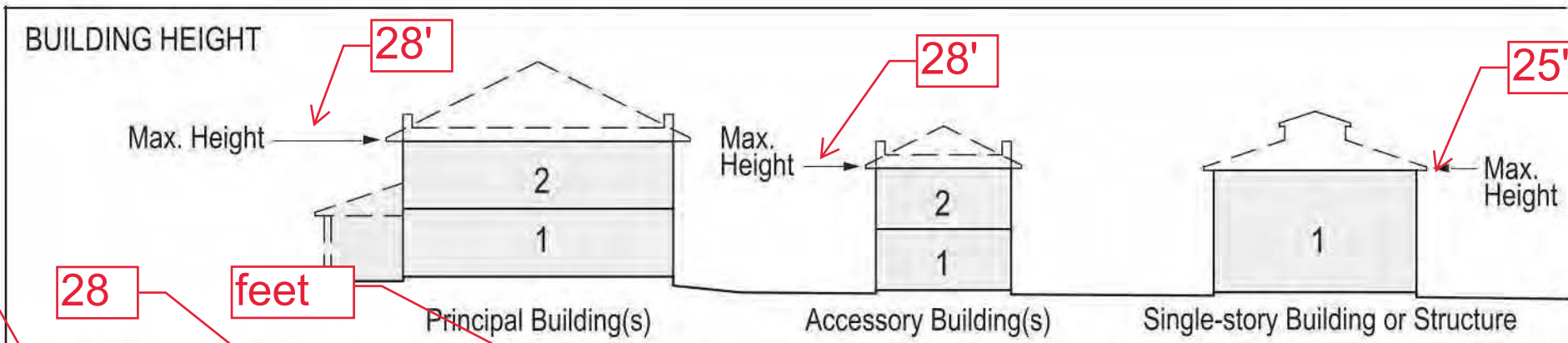


Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	2 Stories-max.
Accessory Building(s)	2 Stories-max.

Notes:

1. Notwithstanding the above, the setback requirements for Ag/Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.



1. Building height shall be measured in number of stories, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SCZ-D).

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SCZ-D). No portion of the Property shall be included within the SCZ-D Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

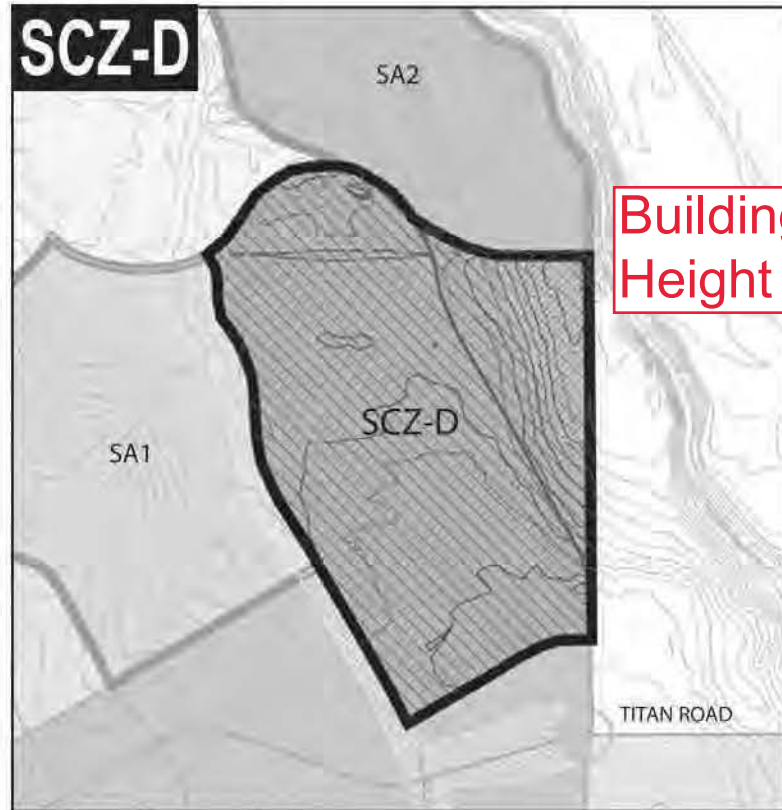
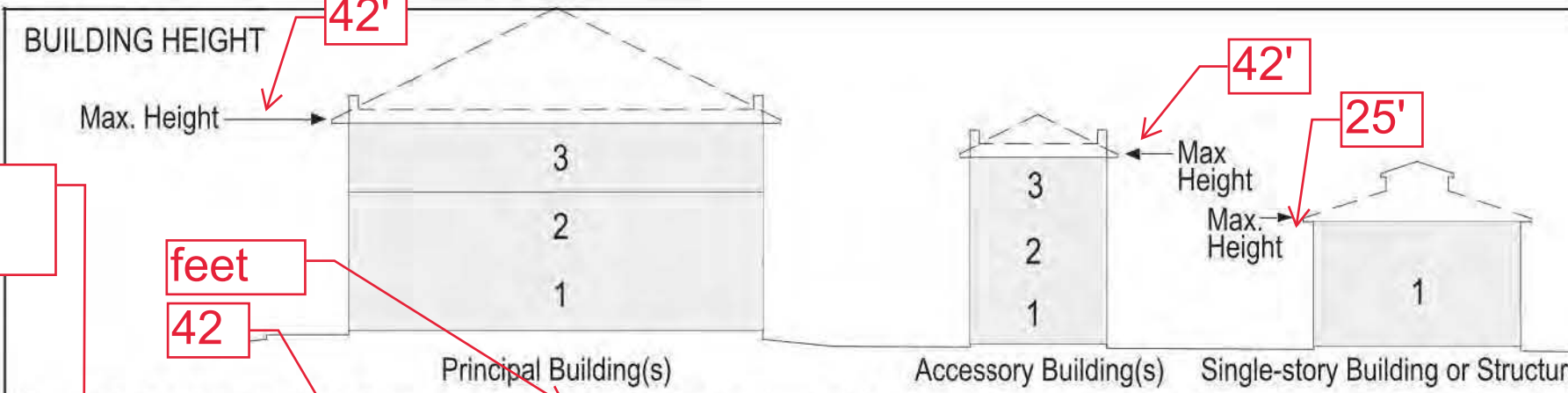


Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	3 Stories-max.
Accessory Building(s)	3 Stories-max.
c. SETBACKS - ALL BUILDINGS ²	
(c.1) Front Setback Primary	0 ft. min. 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. no max.
d. SETBACKS - COVERED PARKING ^{1,3}	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
2. Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.
3. Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.

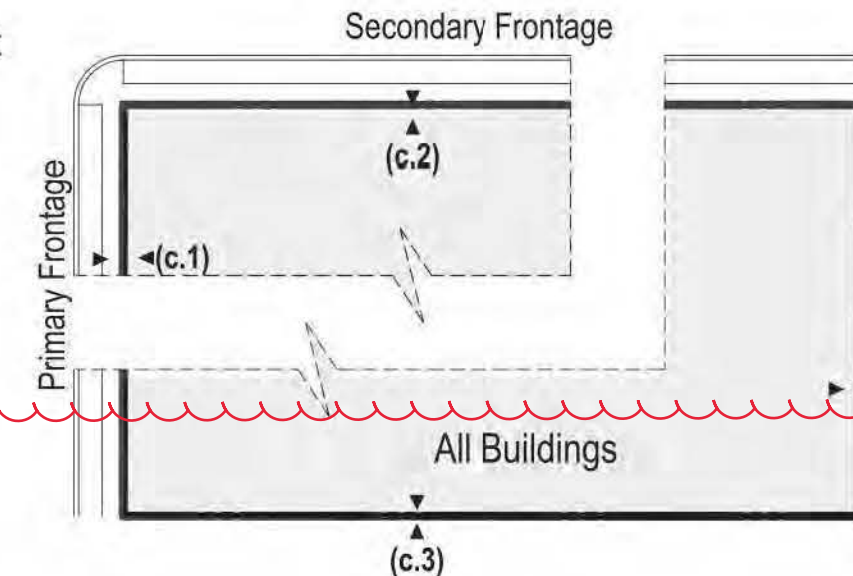


1. Building height shall be measured in number of stories, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

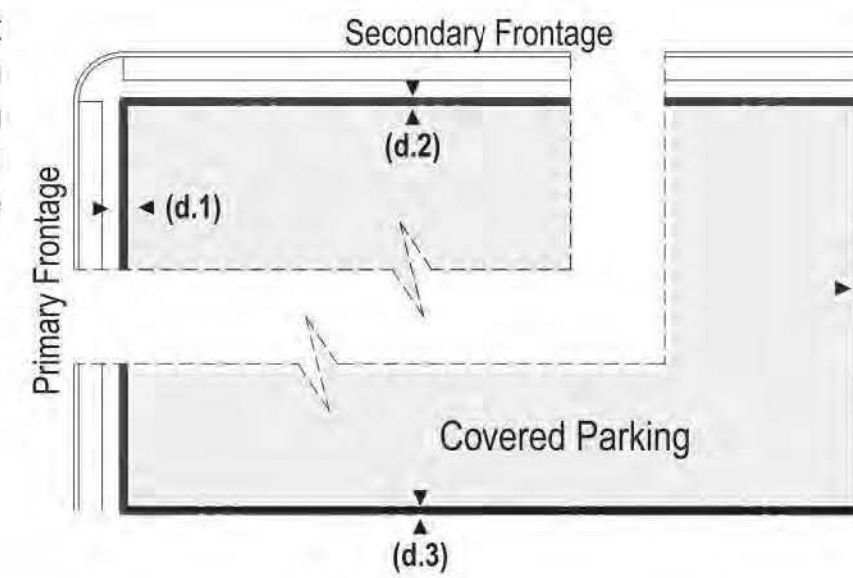
1. All Buildings shall be distanced from the lot lines as shown.

42 ft. max.
42 ft. max.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway depth to a street-facing garage door is a minimum of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Sheffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 635 6833

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimschaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-639-3800
F: 303-639-3838

Foster Graham Milstein &
Callisher, LLP
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1168
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

TABLE 15: Area Subject to Potential Inclusion within Special Character Zone - E (SCZ-E).

This table sets forth minimum lot area, maximum building heights, setbacks, and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone E (SCZ-E). No portion of the Property shall be included within the SCZ-E Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

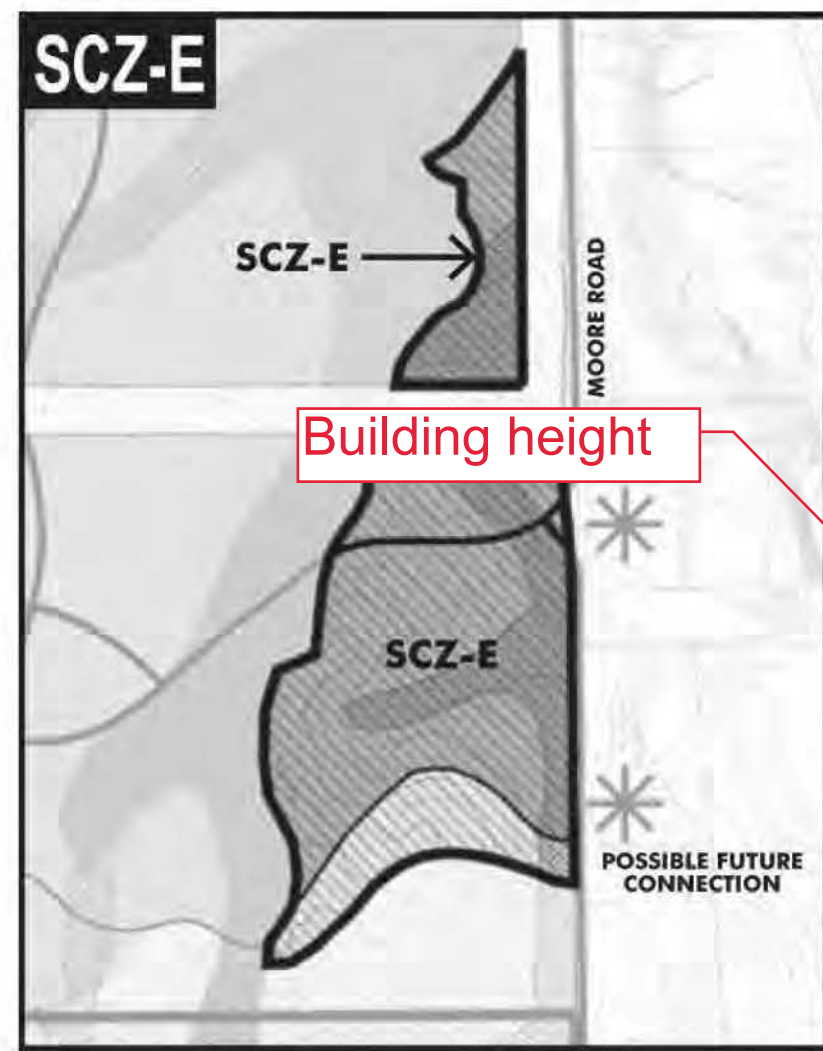


Table 15.1

a. LOT AREA	
Minimum Lot Area	no min.

b. BUILDING HEIGHT	
Principal Building(s)	3 Stories max.
Accessory Building(s)	3 Stories max.

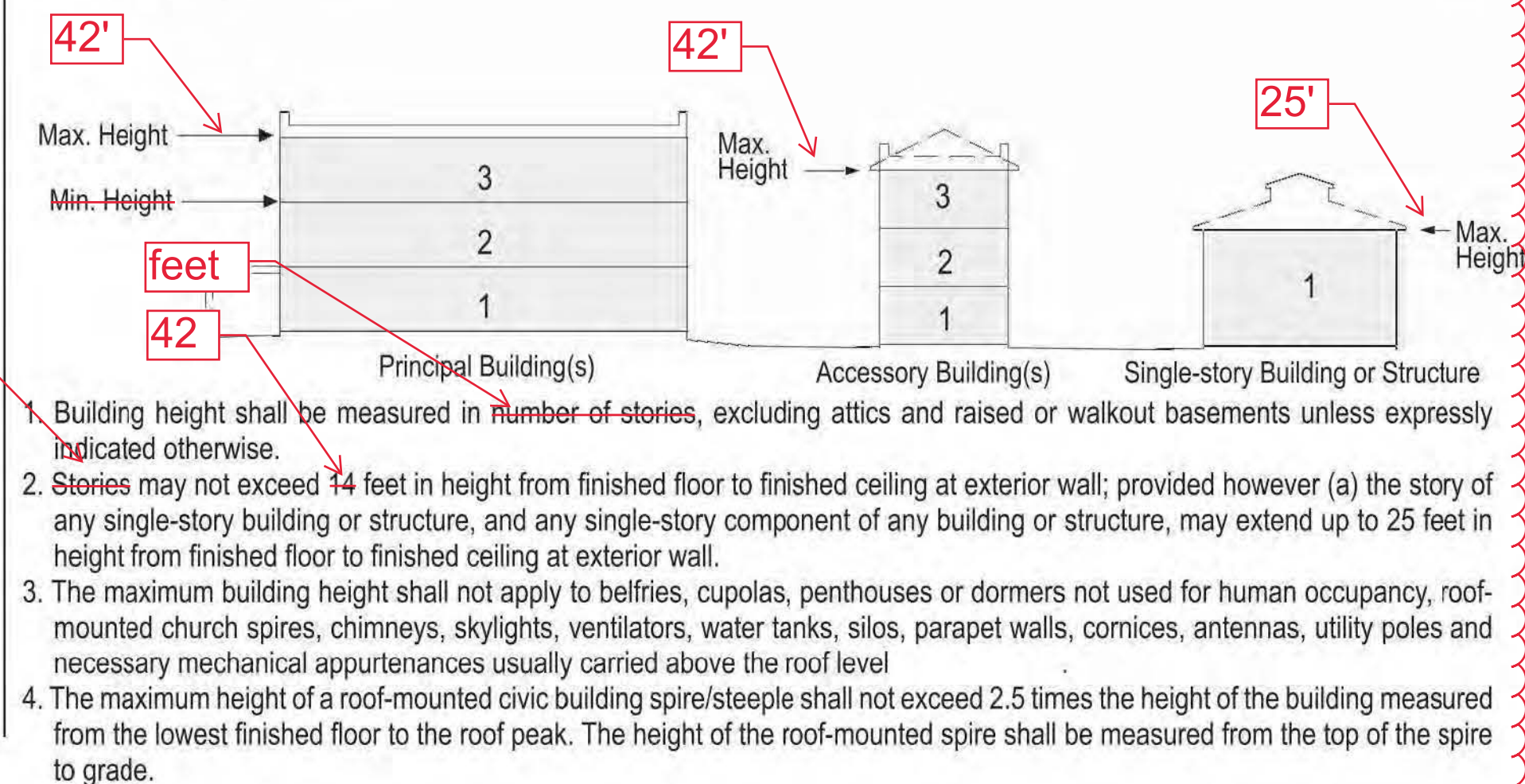
c. SETBACKS - ALL BUILDINGS	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.

d. SETBACKS - COVERED PARKING	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

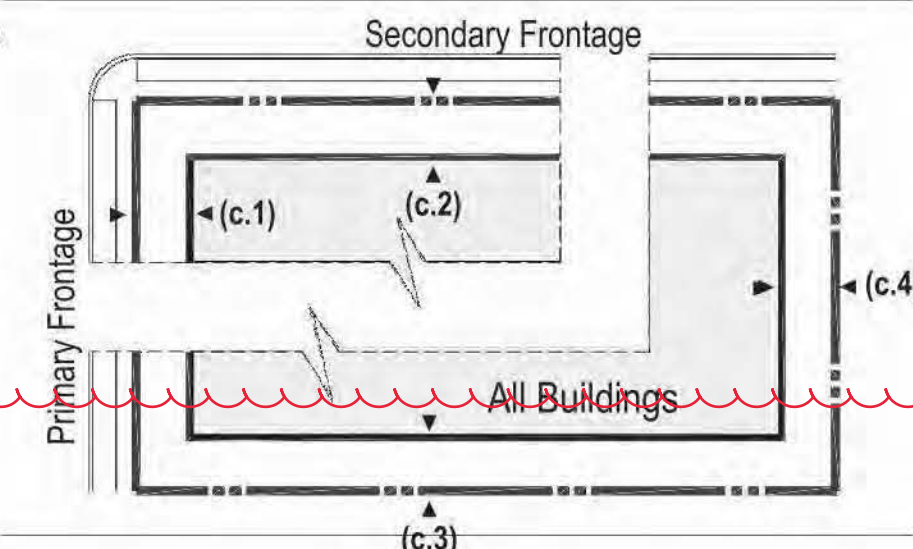
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.
- Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.

BUILDING HEIGHT

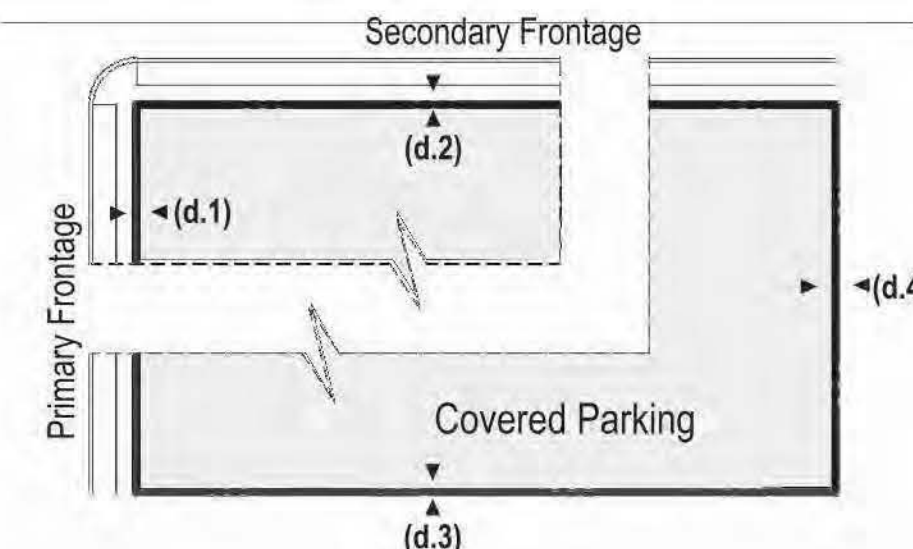


SETBACKS - ALL BUILDINGS

- All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

- Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

TABLE 16: Area Subject to Potential Inclusion within Special Character Zone - F (SCZ-F).

This table sets forth minimum lot area, maximum building heights, setbacks, certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone F (SCZ-F). No portion of the Property shall be included within the SCZ-F Special Character Zone unless so designated by Lead Owner in accordance with the Development Plan. SCZ-F is established to allow for flexible placement of buildings. The zone is intended to include transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

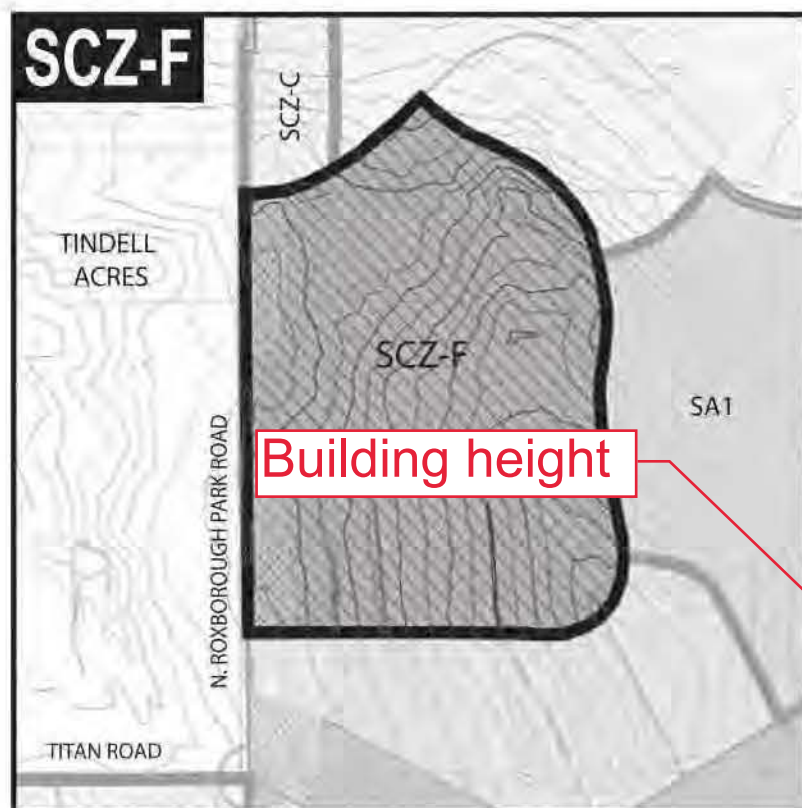


Table 16.1

a. LOT AREA	
Minimum Lot Area	no min.

b. BUILDING HEIGHT	
Principal Building(s)	5 Stories max.
Accessory Building(s)	3 Stories max.

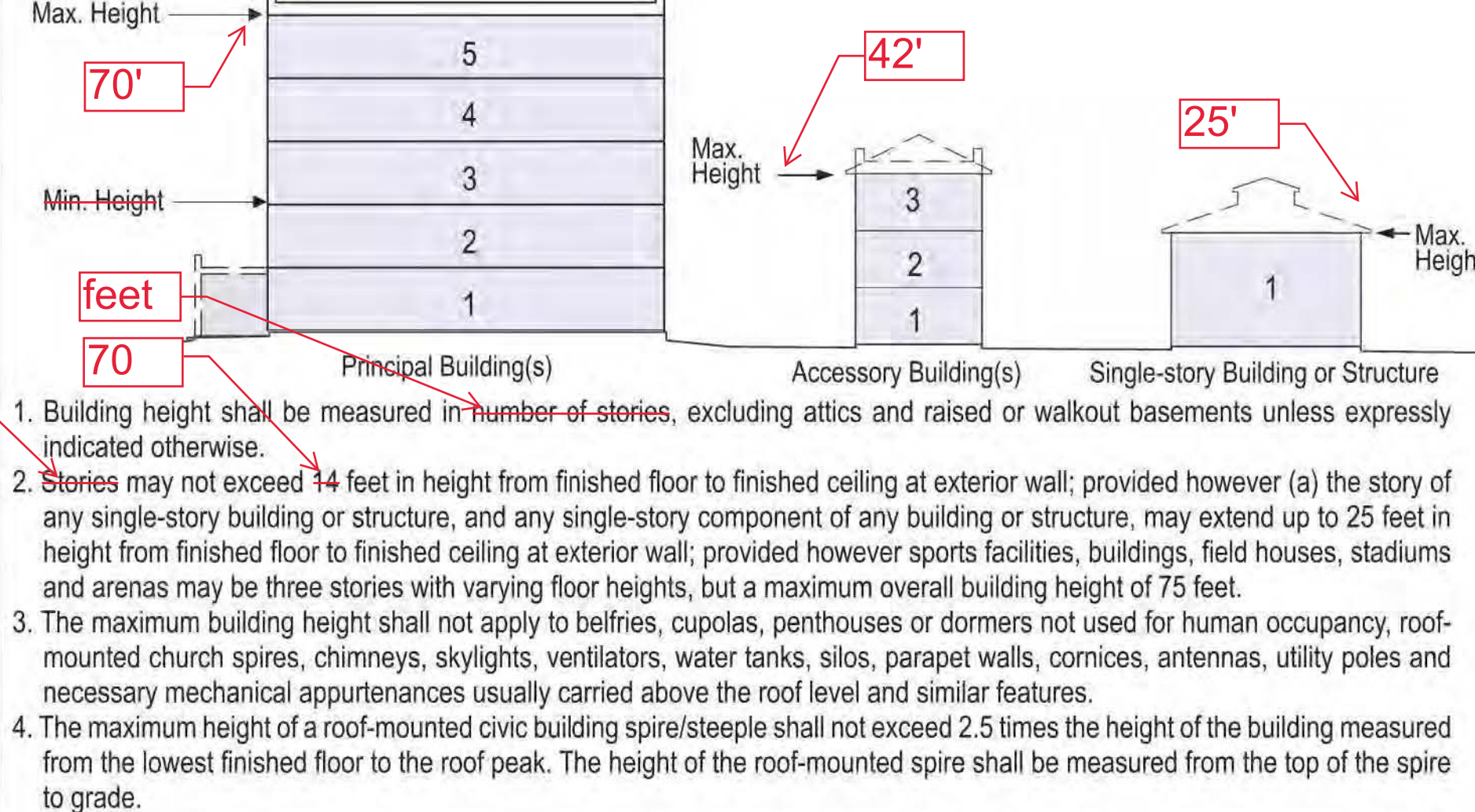
c. SETBACKS - ALL BUILDINGS	
(c.1) Primary Frontage	10 ft. min.
(c.2) Secondary Frontage	10 ft. min.
(c.3) Side Interior	7.5 ft. min.
(c.4) Rear - Alley	5 ft. min.
(c.5) Rear - No Alley	20 ft. min.

d. SETBACKS - COVERED PARKING	
(d.1) Primary Frontage	0 ft. min.
(d.2) Secondary Frontage	0 ft. min.
(d.3) Side Interior	0 ft. min.
(d.4) Rear	0 ft. min.

Notes:

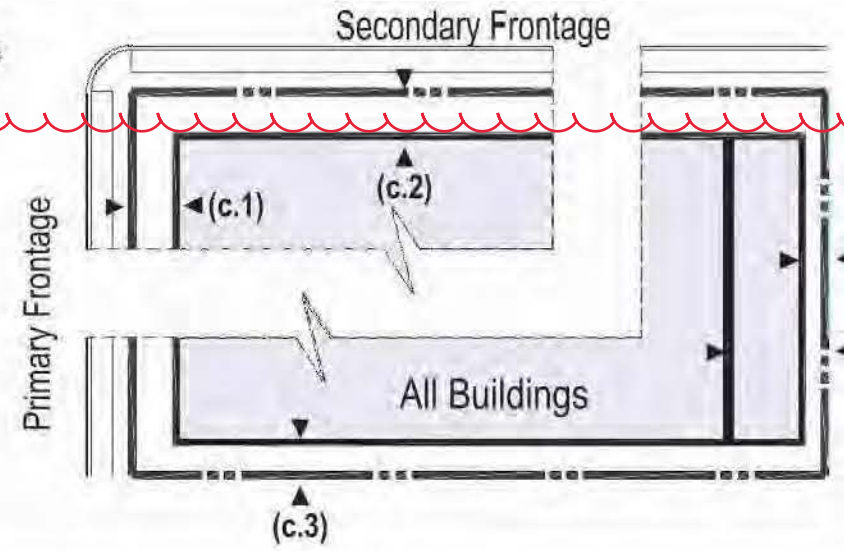
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.
- Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.

BUILDING HEIGHT

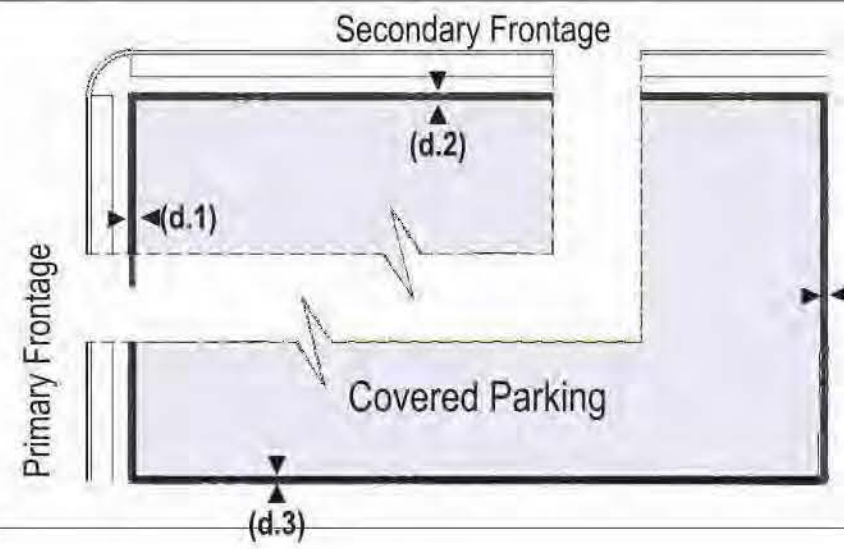


SETBACKS - ALL BUILDINGS

- All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

- Porches may encroach up to 1/3 of the depth of the Primary Building Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

**STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORT, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

**STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS**
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

**COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION**
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

**ARS SAND &
GRAVEL CO., LLC**
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimsaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

**Foster Graham Milstein &
Callisher, LLP**
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1168
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.



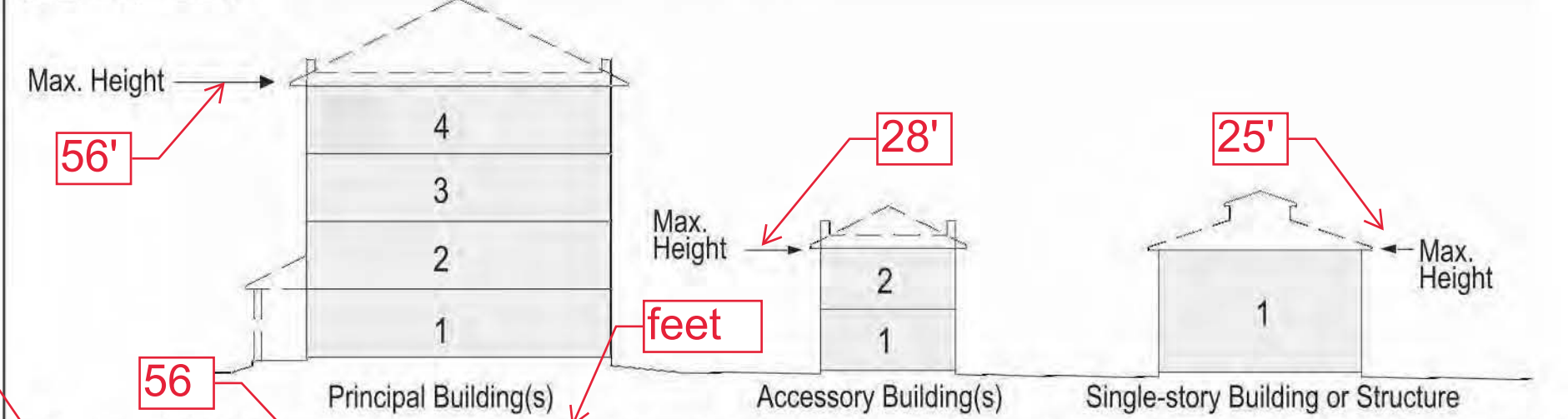
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	4 Stories-max.
Accessory Building(s)	2 Stories-max.
c. SETBACKS - ALL BUILDINGS²	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING¹	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.

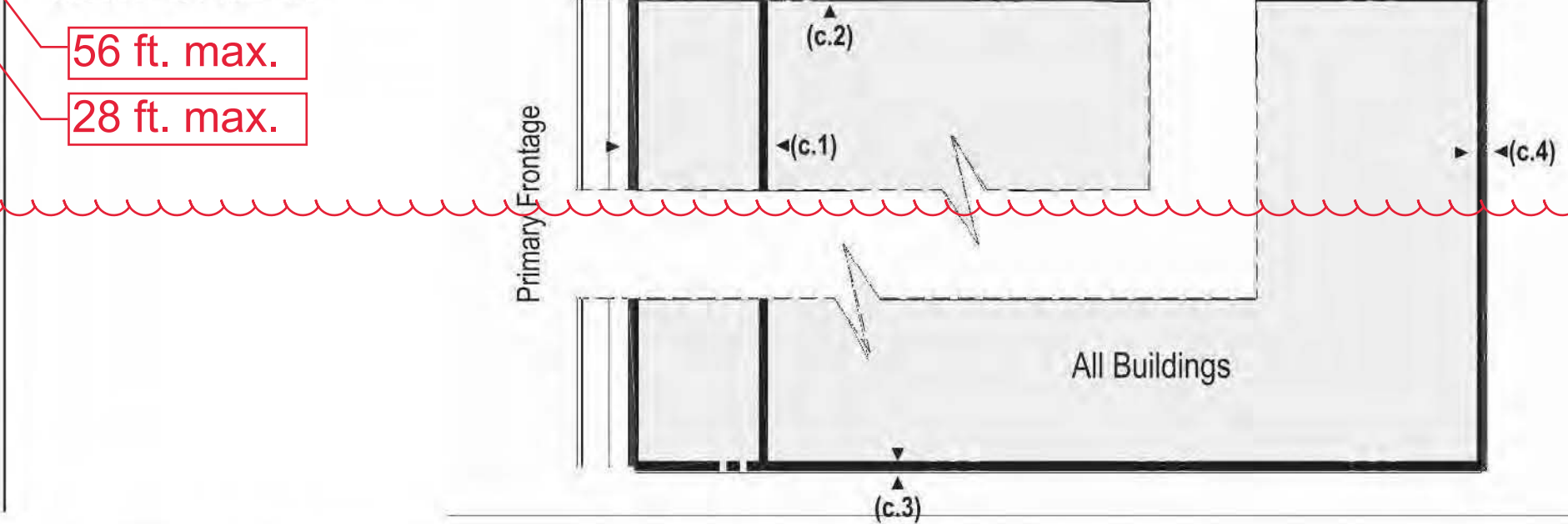
BUILDING HEIGHT



- Building height shall be measured in number of stories, excluding attics and raised or walkout basements unless expressly indicated otherwise.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
- The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
- The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

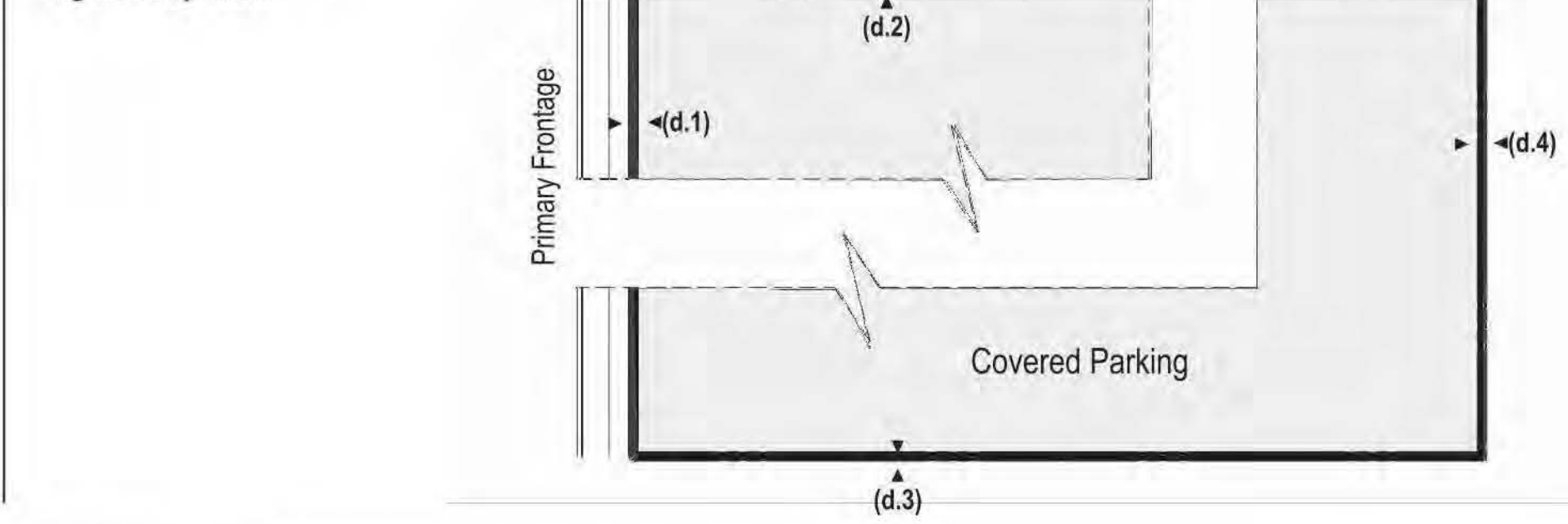
SETBACKS - ALL BUILDINGS

- All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

- Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

- Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

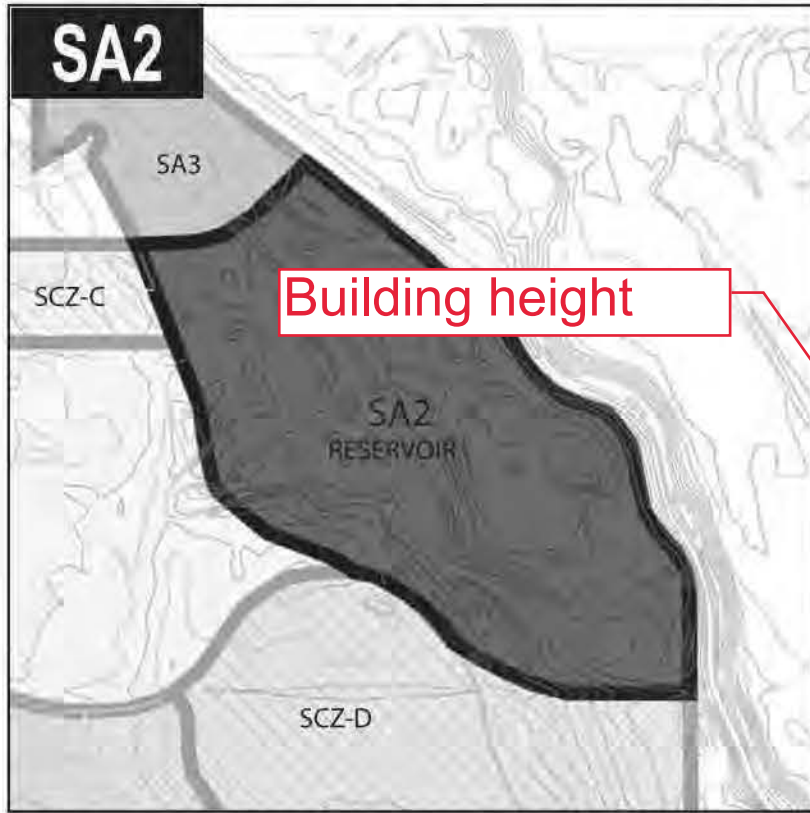


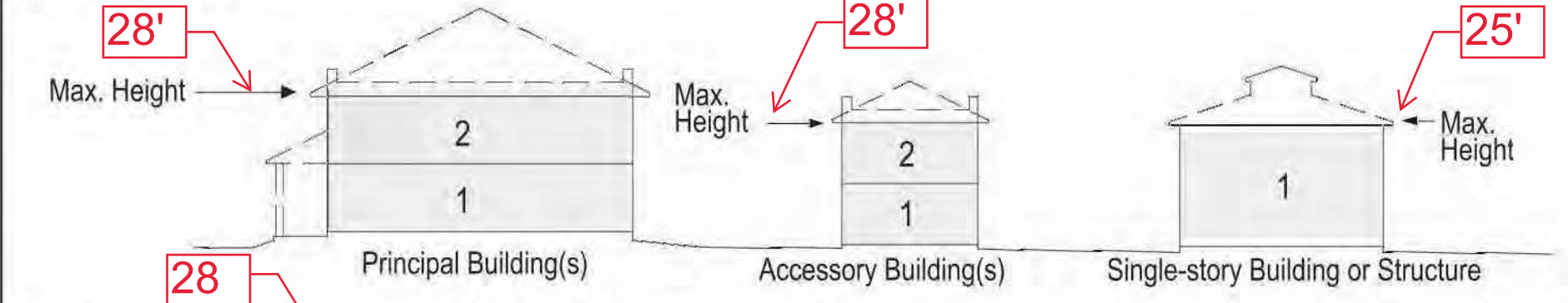
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	2 Stories-max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
- Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.

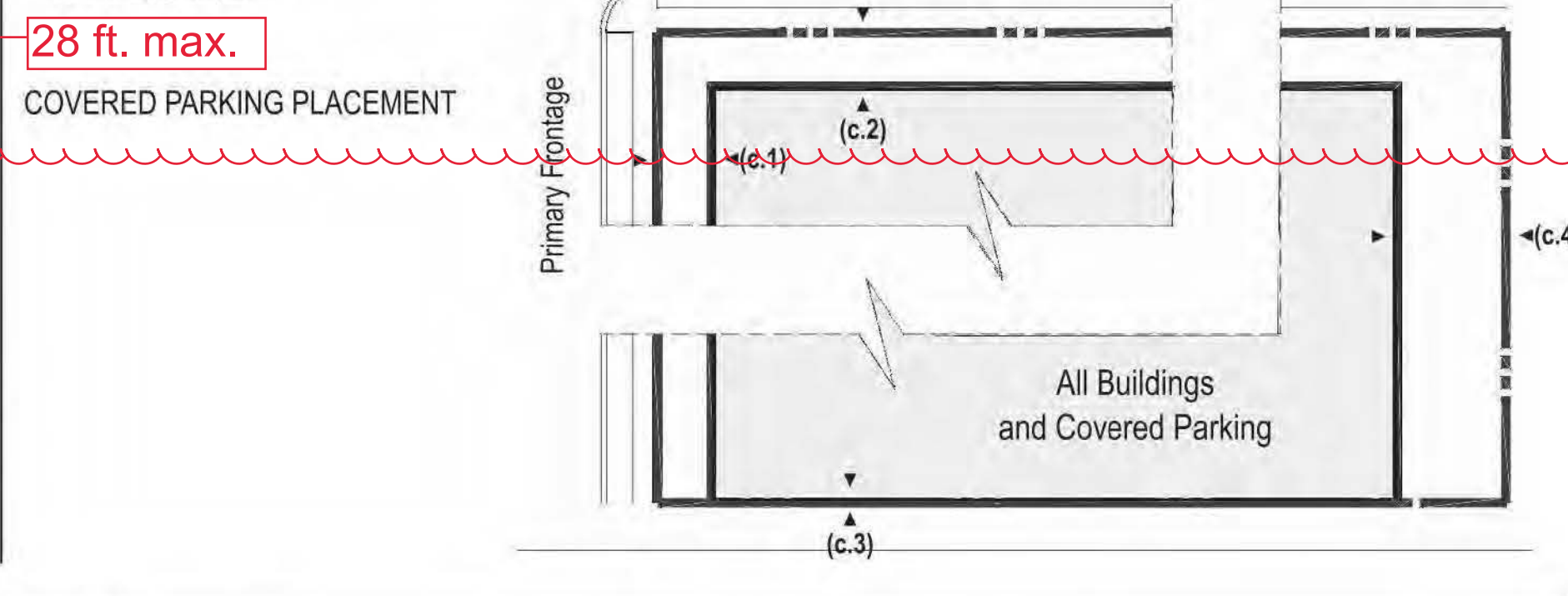
BUILDING HEIGHT



- Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
- The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
- The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

- All buildings shall be distanced from the lot lines as shown.



ENCROACHMENTS

- Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimschaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Mistein &
Callisher, LP
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 8TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres - 12,050 Dwelling Units

TABLE 19: Special Area SA3 - Maintenance.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA3 - Maintenance. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA3 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA3 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA3 that Owner assigns to Character Zone C1 pursuant to this Table 19 shall not be subject to the development standards applicable to SA3, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

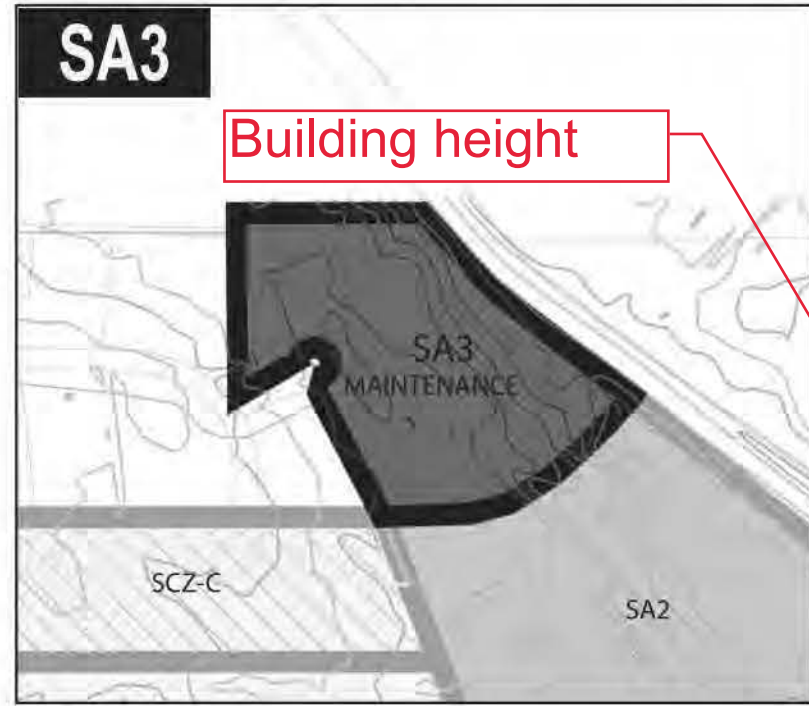


Table 19.1

a. LOT AREA

Minimum Lot Area	no min.
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b. BUILDING HEIGHT

Principal and Accessory Bldg(s)	2 Stories max.
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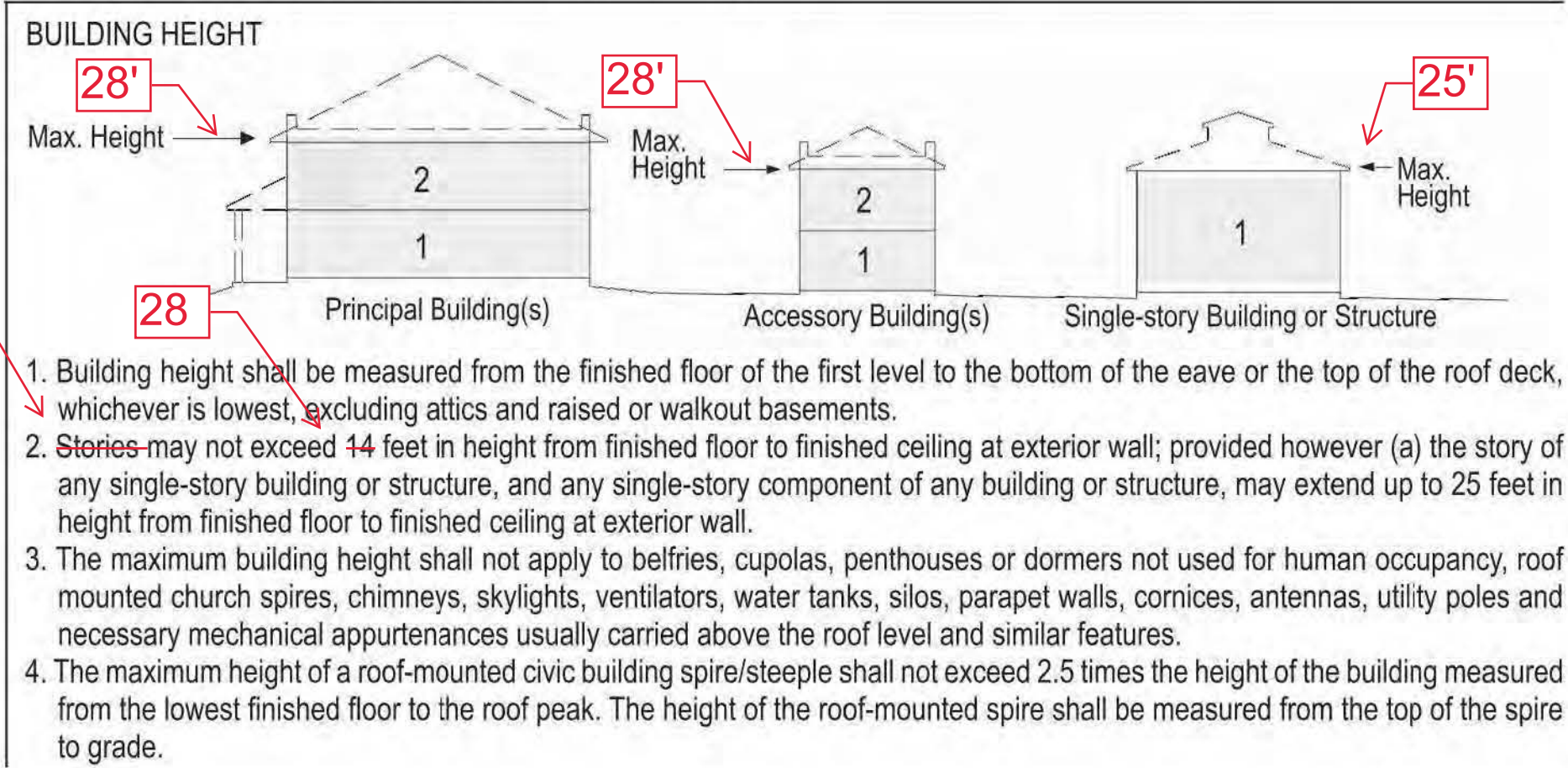
c. SETBACKS - ALL BUILDINGS

(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
(c.5) Lots adjacent to Highline Canal	25 ft. min.

d. SETBACKS - COVERED PARKING

(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.
(d.5) Lots adjacent to Highline Canal	0 ft. min.

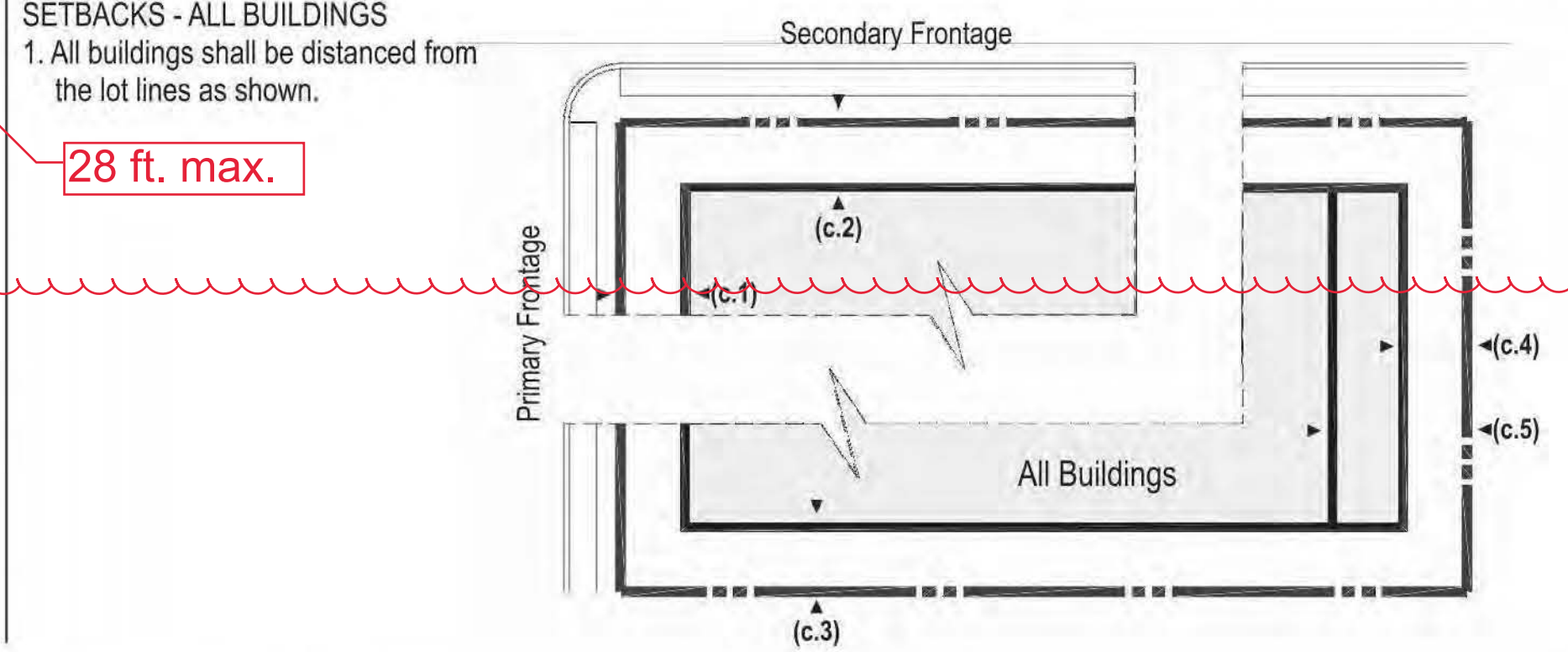
- Notes:
- Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.
 - Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.



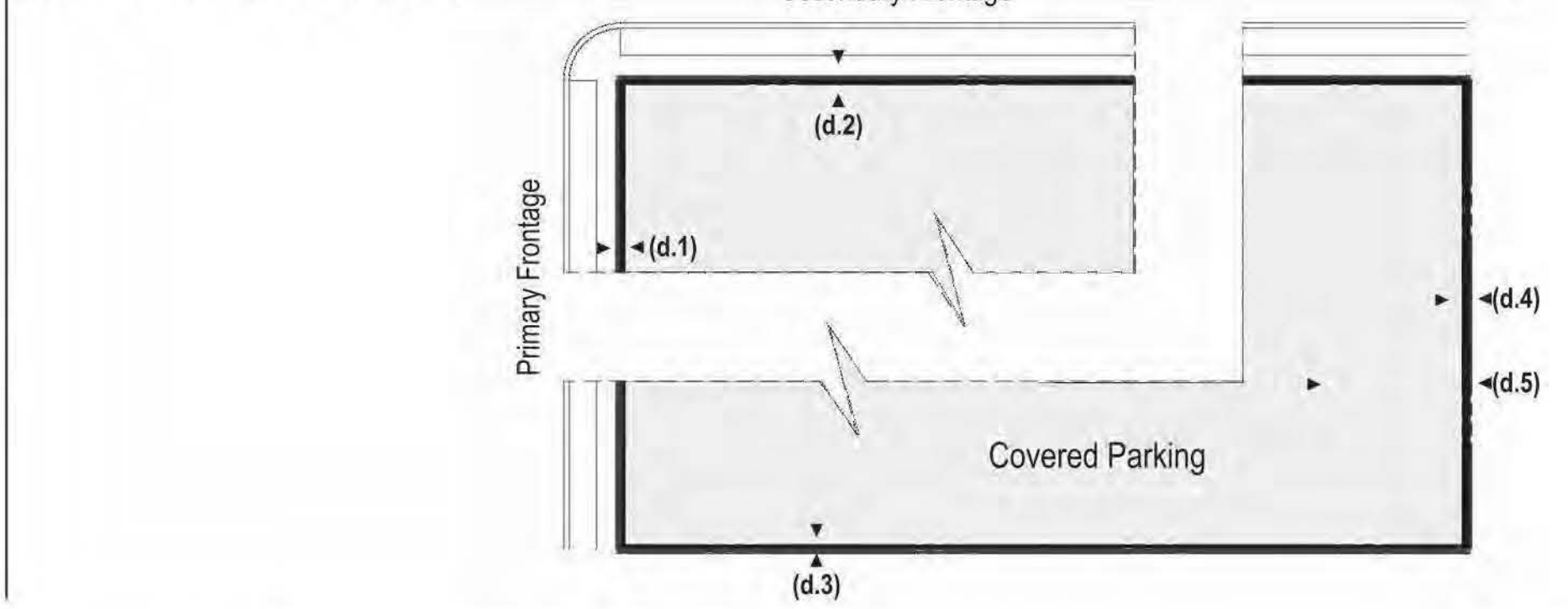
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

28 ft. max.



COVERED PARKING PLACEMENT

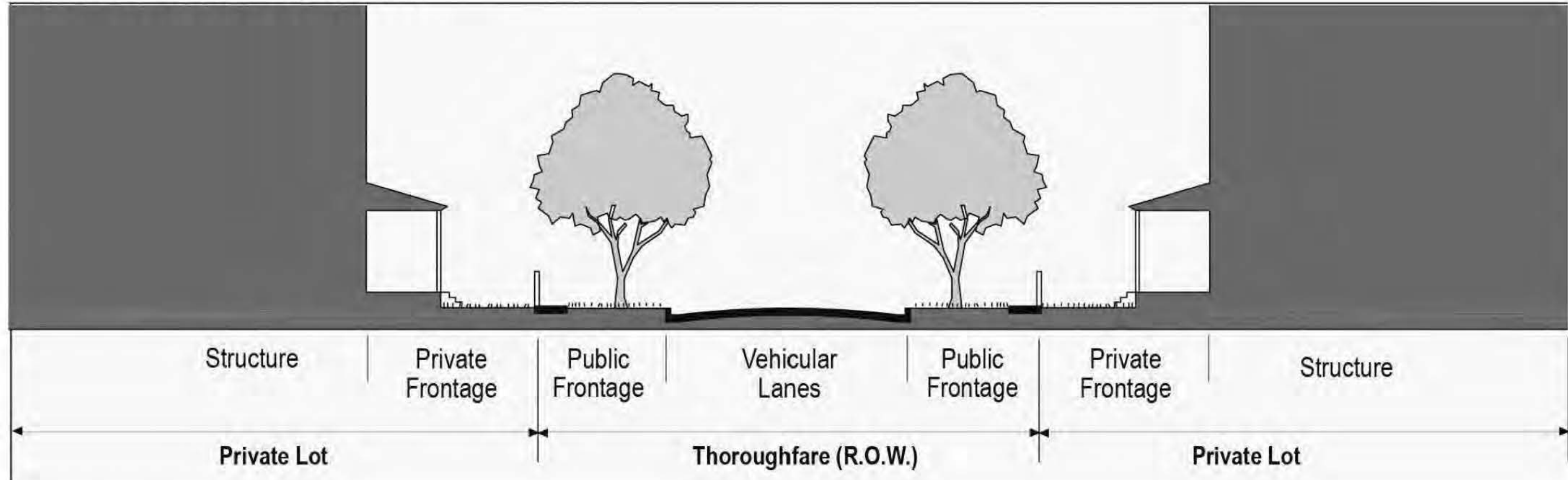


ENCROACHMENTS

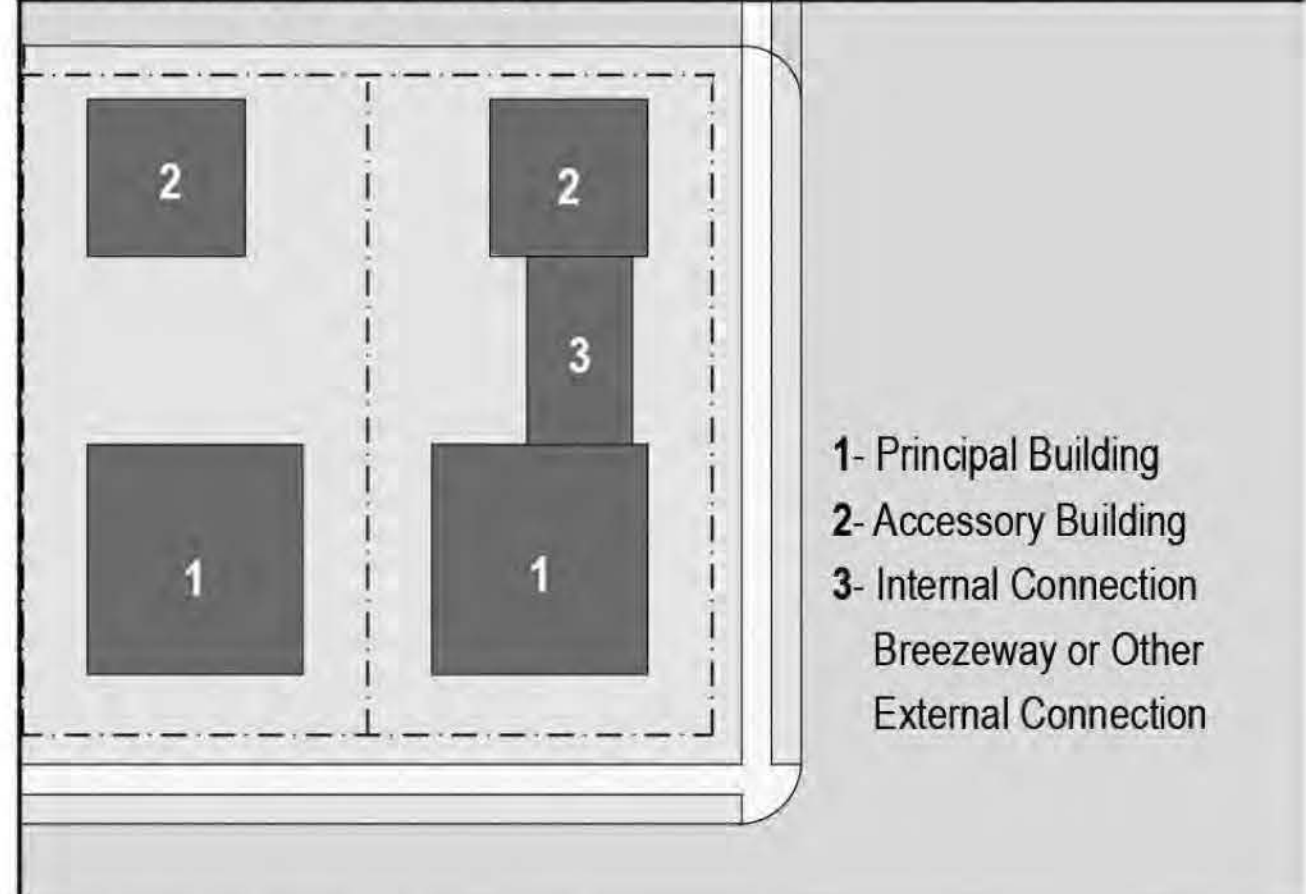
- Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
- Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
- A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
- Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
- Fences and easements shall be permitted within setbacks.

TABLE 20: Definitions Illustrated.

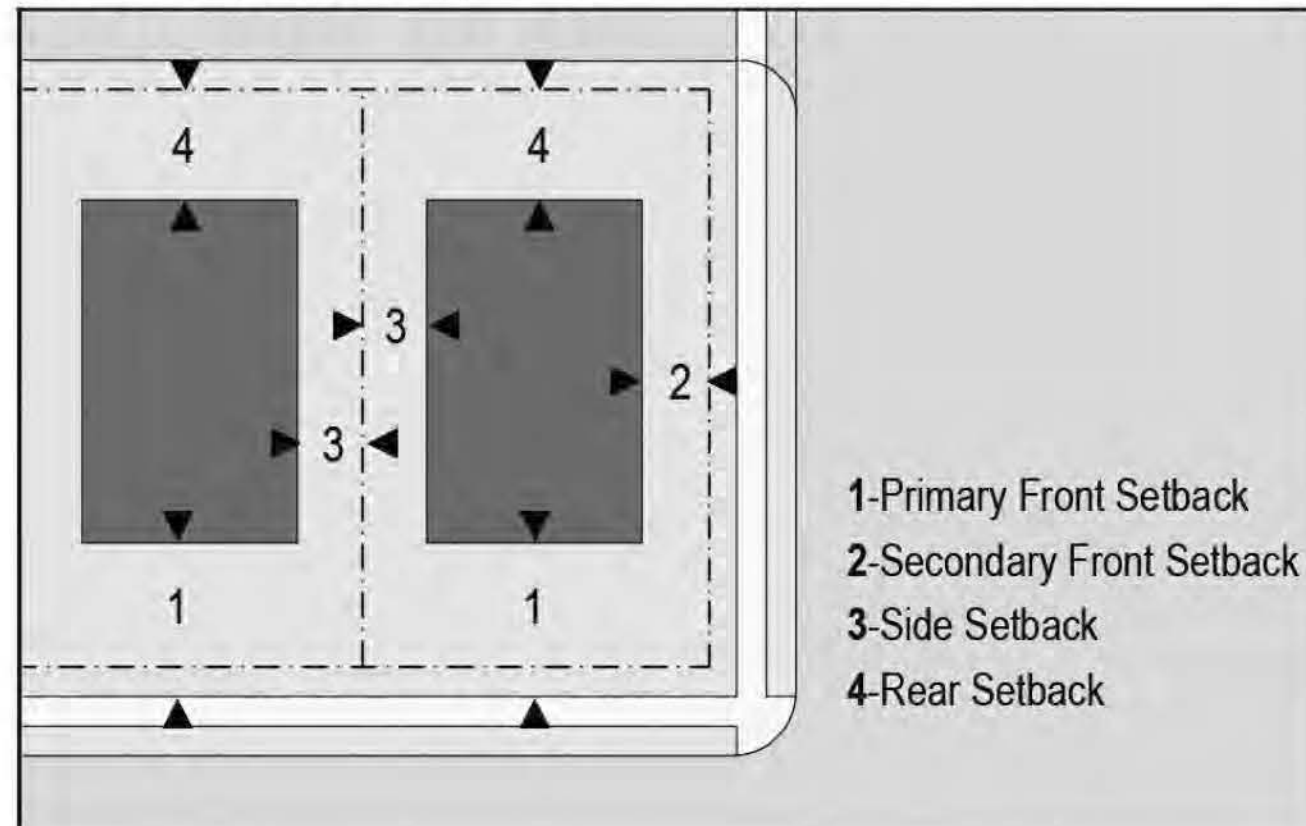
a. THOROUGHFARE & FRONTAGES



b. BUILDING DISPOSITION



c. SETBACK DESIGNATIONS



- Notes:
- Table 20a (regarding Thoroughfares and Frontages) merely depicts the areas defined as Public Frontage and Private Frontage. It shall not be interpreted for setting any standard regarding streetscape improvements or landscaping.

APPLICANT and/or LAND OWNER

**STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9086

STATE OF COLORADO
acting by and through the
**STATE BOARD OF LAND
COMMISSIONERS**
1127 Sherman Street,
Suite 300
Denver, CO 80203
P: 303 866 3454
F: 303 866 3152

**COLUMBINE - LAKEWOOD
COLORADO SOCCER
ASSOCIATION**
8101 S. Shaffer Parkway,
Suite 101
Littleton, CO 80127
P: 303 986 5200

**ARS SAND &
GRAVEL CO., LLC**
8505 W. Mountain View Lane
Littleton, CO 80125
P: 303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arla Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimschaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

**Foster Graham Milstein &
Calkins, LLP**
360 South Garfield Street,
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Eliot Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, # 300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

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Development Standards, Cont.

New date

Location	Date	Time	Approved?	Deposit \$100	Deposit Returned	Fee	In Binder?	Voided/ Cashed?	Date Permit Issued	Notes
Rox Community Park/ Softball Field	4/19/2025	11:00 AM- 1:30 PM	Yes	Yes		NA				Easter Event
		M-F 5pm-8pm and								
Rox Community Park/ Softball Field	4/5-6/14/2025	Sat 8 am-8pm	Yes	Yes		\$1,600				KCLL
Rox Community Park Parking Lot and Gazebo	4/26/2025	10 am- 2 pm	Yes	Yes		NA			4/11/2025	Kelly Pickering- Dumpster Event
Community Garage Sale	17-May		Yes			NA				
Rox Intermediate Rocket Launch	5/20/2025	9:00 AM- 3:00 PM	Yes			NA			5/8/2025	

Status	Assigned to	Task	Due Date	Priority	Completed Date	Notes
Dependent	CDI	Replace green irrigation covers with purple	4/1/2025	Low		Get GPS coordinates for each box. Purple covers are difficult to obtain due to supply issues Followed up on 8/8 to see status. Extended. CDI will be replacing as they can with the covers and GPS. Followed up on 8/28. Waiting for GIS. 11/2 Roughly 15- 20% of purple valve box lids have been replaced - TH E-mailed on 4/4/24 to have them check/replace during the spring irrigation checks. Will be doing this over the winter; deadline extended (10/9). Waiting for proposal from CDI to do the work (11/12).
Dependent	Dir. Glass	Put together greenhouse update for website	6/30/2024			Waiting on photo
Dependent	Farnsworth	Seek permits for bridge replacement at Rampart Way Open Area bridge	4/1/24	High		Get permit going ASAP. (Received permission from US Fish & Wildlife Service on 12/18/23) Had meeting on 5/16; set up regular meetings. Survey in progress (9/13/24). Gave JC info at meeting on 9/20; Per CDI; don't renew. Need info on whether Optiflow is worthwhile to implement. Had meeting on 5/16; set up regular meetings.
Dependent	Farnsworth	Weathertrak	4/1/24	Low		
Dependent	Ireland Stapleton	Sign replacements	7/1/25	High		Postponed from 1/25/2023 meeting. On hold pending Board action.
Dependent	Ireland Stapleton	Draft access easements with HOAs	6/1/25	Low		Waiting for direction from board
Dependent	Ireland Stapleton	Agreement for AtoZ, Option 1	4/16/2025			Need additional details and tweaks to complete
Dependent	SDMS- Michelle	Get a new bollard and locks for the path leading down the hill in Community Park	7/1/2025	Low		Requested proposal. Travis has options; will be forwarding to OP for selection. 10/5 - Found several options. Spoke with maintenance tech and they said we need a specific lock. Even if it is not a road/trail that emergency response will go on, it is still required for emergency purposes. TH. Received quote from CDI, need to confirm its the correct bollard. Will request new quote if not. Delayed until new playground is installed. Pushed back a year due to playground replacement.
Dependent	SDMS- Peggy	Fill out Mission Communications form	5/31/2025			Waiting for who is going to be doing landscaping in the spring. Pushed back one more time.
Dependent	CDI	Set up GIS training	5/30/2025			E-mailed Damon on 4/17. They want to wait until new irrigation tech is hired.
In Progress	Chavez	Execute asphalt repair contract	2/28/2025			Deferred to 11/20. Deferred to 2025. Waiting for engineering drawings with southern sidewalk (12/13/24). Ephram sent updated info to Dino on 2/7; waiting for updated agreements. Agreement was signed; work will commence in the spring (3/11/25). (5/12/25) Work has been completed as of 5/10/25 for everything but the Community Park parking lot.
In Progress	Dir. Glass	Inserts for new home buyers in the district	10/31/2024	Low		Currently waiting on SDA to assist Lora Thomas was interested in setting up a kickoff meeting early in the year. Initial meeting set for 1/31/24. Peggy to ask Denver Water if they would be on board with a path through their properties -5/13. Contact made; map with location and interested parties sent to DW on 5/20. She will get back with me after Memorial Day. The request was denied; e-mailed her to set up a time for Ephram to discuss. Followed up on 6/12. Per Ephram, he will be reaching out directly. (8/12/24) Douglas County setting up meeting for 9/13/24. (9/13/24) Discussed with Douglas County and they will see if they have funding for design in January 2025. (3/11/25) Douglas County put everything in their 5-year plan. Will check back with them periodically.
In Progress	Dir. Glass	Contact Douglas County about proposed pedestrian connection to Waterton Canyon	6/1/2025	Low		
In Progress	Dir. Glass	Reach out to DA regarding process for rule enforcement	2/28/2025			(5/12/25) Meeting is scheduled for 5/16/25.
In Progress	Dir. Glass	Follow-up with CORE on retaining wall issue at corner of Turkey Rock Rd and Village Circle West	11/30/2024			Michelle submitted a request to Douglas County on 11/6. Ephram asked CORE separately. (4/7/25) CORE said they wouldn't do it, so a request was submitted to Douglas County.

Status	Assigned to	Task	Due Date	Priority	Completed Date	Notes
In Progress	Dir. Glass Environmental Committee	Continue to try to get electric repaired on Rampart Range Rd	10/1/2025	Low		Additional contractors contracted. Revisiting area and information with CORE electric. Working with FW. Changed to SDMS. Travis coordinating with boring company and McBride. 9/27 - Meeting scheduled with McBride Lighting to meet on 9/29 at 10am. Waiting to here if boring company can attend. 9/29 Met with boring and electrical company. Electrical company will be placing a work order for the area of the week of 10/9 to do more thorough check. Once they update, I will pass along the information - TH. 1/18/2024 Reached out to Core electric. Will follow up on 1/19. 1/22/2024 Emailed Mitch Anderson with McBride lighting to address next steps. Will be done when the road is being repair; changed to Dependence. Per Douglas County, road work will not happen until at least 2026. Board to discuss next steps in June -5/13. Coordinate with Douglas County with Rampart road work in 2026. Proposal included in August meetings. Agreement approved at AUGust meeting. Agreement is out for signature (9/13/24). Agreement finalized on 9/30. Waiting for actual load data from holiday lights to size a solar system (12/13/24). (1/6/25) Waiting on load data. Board said to wait for Arrowhead Shores to weigh in and waiting for playground to be complete.
In Progress		Determine tree planting scope and obtain proposals	4/30/2025			
In Progress	Farnsworth	Create bridge specs for Rampart Way bridge replacement	11/1/2024			Asked JC for specs on 6/10. Followed up on 6/17. Followed up on 6/25. Survey was done. (2/10/25) Model should be done by 2/14/25. Specs to be done by 2/28. Gave JC info at meeting on 9/20. Had meeting on 5/16; set up regular meetings. Survey in progress (9/13/24).
In Progress	Farnsworth	Propose fix for second pump intake at Crystal Lake	7/31/23	Medium		
In Progress	Farnsworth	Bridge replacement permitting at south creek crossing	4/1/24	High		Gave info to JC at meeting on 9/20. Get permit going ASAP. (Received permission from US Fish & Wildlife Service on 12/18/23). Had meeting on 5/16; set up regular meetings. Survey in progress (9/13/24). (2/10/25) Model should be done by 2/14/25. Specs to be done by 2/28. (1/6/25) Kelly will set up a meeting with Urban Drainage and invite Ephram. (5/12/25) Met with Urban drainage and spoke with the county. They are reluctant to do anything. Next step is to consult a water rights lawyer.
In Progress	Ireland Stapleton	Contact Urban Drainage to see if they will fix the Executive Homes drainage issue	5/31/2025			
In Progress	Ireland Stapleton	Go to county re: median maintenance and landscaping along the sides of roads that are on Douglas County property	12/31/2024	Medium		Sent reminder on 7/24. Board directed Kelley to draft new agreement (or substantially change Douglas County's version). (10/14/24) Douglas County to supply language they would be comfortable with. Kelly provided with basic language to review on 12/4. (1/6/25) Kelly sent her revisions and Ephram replied with his own. (4/7/25) County sent back edits - still needs to be responded to.
In Progress	JPL	Greenhouse repairs- JPL	10/20/2024			Agreement was signed. Repairs were completed. Solar fans have not been installed yet (9/13/24). Ephram to supply fan model to JPL (10/14/24). Sent vent models to Cory for verification (11/11). (1/6/25) Vents have arrived, JPL to schedule install date. (3/11/25) JPL completed the repairs on 3/10 but there are a couple items left.
In Progress	SDMS- Charlie	Submit grant application for hogback trail	6/1/2025			Deadline for 1st round GOCO grant is August 1st. Some initial work needs to be done to get estimates for the project. Charlie met with Ephram on 3/26; Ephram to get prices. Done; RFP sent out. Was done on wrong park; Peggy will not bill for meetings to equal the cost.
In Progress	SDMS- Charlie	Info for playground maintenance	9/30/2024			
In Progress	SDMS- Michelle	Reservations for tennis/ cost for non-district residents, rules	10/30/2024	Medium		Working to confirm that SIPA offers this with no monthly fee attached. Also need more direction from the Board about costs and process. Rsreaching with SIPA. Not possible through SIPA but we can get an add-on. Diana is researching. Not something we can do through SIPA. Working on other options. SIPA is investigating costs for an add-on (9/12/24). Would be \$8500 to add on. Peggy working with a company; information coming (10/9). Followed up on 1/5; tracking on Tasks. Will be following up every week. Had a meeting with Tom on 1/14; the company is the same one as providing services to Sterling Ranch. Followed up on 1/15 regarding numbers. Turned over to Michelle. Research is showing large numbers; more meetings scheduled the week of 2/10.

Status	Assigned to	Task	Due Date	Priority	Completed Date	Notes
In Progress	Dir. Glass	7168 Red Mesa Dr- contractor driving on District property where there is irrigation	5/1/2025			official letter and email to HOA. Ephram sent the info to Dino on 12/19. Homeowner has been contacted and will restore when work done, in spring. Peggy e-mailed the homeowner details on 1/2. Michelle will be following up in the spring.
In Progress	SDMS- Michelle	Install outlet at gazebo and ask for solar install cost for broken electric location on Rampart	2/28/2025			Sent her the contacts on 2/10.
In Progress	SDMS- Peggy	Proposal for drip irrigation system fixes in Chatfield Farms	3/31/2025			E-mailed Dino on 12/12 to make sure it's on his radar. (1/6/25) Dino said this is in the contract and only needs to be an email. Will do with landscape contractor.
In Progress	SDMS- Peggy	Work on sign design & locations	3/1/2025			Charlie is working on this; he has two ids as of 12/12 and is waiting for one more. Bids provided at January meeting; sign committee to work on. (2/10/25) Waiting on updated proposals.
In Progress	SDMS- Peggy	SIPA- Google workspace	8/16/2024			Diana reached out to SIPA on 12/19. Peggy reached out on 1/30; response received on 2/4. Forwarded Ephram the information.
In Progress	SDMS- Peggy	Work regarding Wix moving forward.	8/1/2025			Work on forwarding old website. Need to transfer emails by August; will cancel the rest next January.
In Progress	SDMS- Peggy	Contact AtoZ re: Option 1; Option for another slide, one more ADA component	3/31/2025			Talked to Brandon on 3/20; he will be working on an updated design. Expected back the week of April 7th. (5/12/25) Need to get direction from the board for who does the concrete and earthwork.
In Progress	SDMS- Peggy	Look into speaker with individual microphones or 'owl' type camera	5/1/2025			
In Progress	SDMS- Peggy	Search for vendors to replace the pedestrian bridge in the common area near Rampart Way	3/31/2025			Desired: Arched truss, self-weathering pedestrian bridge with wood walkway and handrails. (5/12/25) RFP was sent out. Peggy will sent to TrueNorth Steel.
In Progress	SDMS	Call scuba shops to get recommended contractor for pump intake modification	5/1/2025			
In Progress	SDMS- Peggy	E-mail Chelsea re: snow invoice	4/18/2025			E-mailed Chelsea; sent Ephram the info on 4/17.
In Progress	SDMS	Bridge RFP out	4/18/2025			(5/12/25) RFP was sent
In Progress	SDMS- Peggy	Confirm Community Park equipment decision	4/18/2025			
In Progress	SDMS- Charlie	Confirm aeration- 2 solar/1 conventional	4/25/2025			Requested agreement; let them know on 4/17.
In Progress	SDMS- Peggy	Newsletter- get ideas together; get approval from Board and send out. Include info re: new rules.	5/20/2025			This should be done after the website is ready and should include a QR code. Board to list topics. Per Operating Committee, to be done when signs are installed. Extended. Waiting for Board direction. Waiting for playground design proposals before sending (12/12/24). (5/12/25) The board approved the newsletter and topics. SDMS to draft the newsletter. It will be sent via mail and electronically.
Open	JPL	JPL needs to remove the plastic from the straw blankets	5/1/2025			JPL accidentally used non-biodegradable straw blankets; contract specifies biodegradable mats. Ephram spoke with Cory from JPL on 1/30 and on 5/8/25.
Open	Operations Committee	Meet to discuss sign options & designs	2/28/2025			
Open	Operations Committee	Identify how to replace picnic tables missing from gazebo	4/30/2025			We're considering adding a new overlook with tables.
Open	Operations Committee	Determine if tilted bench next to Preble's Pond should be replaced this year	5/30/2025			
Open	Operations Committee	Determine if a formal path should be added on the east side of Preble's Pond	5/30/2025			
Open	Operations Committee	Determine if sewage pump hutch roof should be replaced	5/30/2025			
Open	SDMS- Michelle	Check with CertaPro on when they will paint the Chatfield Farms roofs	3/31/2025			We signed a contract with them months ago, but nothing has happened yet (3/15/2).
Open	SDMS- Peggy	Get reimbursed for turf removal grant expenses	6/30/2025			Extension has been granted to 2028.
Open	SDMS- Peggy	Renew ArcGIS license	5/5/2025	High		
Open	SDMS- Peggy	Get with Alisha re: ADA remediation	4/30/2025			

Status	Assigned to	Task	Due Date	Priority	Completed Date	Notes
Open	CDI	Fix irrigation @Veranda Ct by the end of the month	4/30/2025			E-mailed Damon on 4/17.
Open	CDI	Check timing of irrigation on softball field	4/18/2025			E-mailed Damon on 4/17.
Open	SDMS- Peggy	Compile info re: bear grant	5/1/2025			
Open	SDMS	Obtain proposals to remove dead trees and branches throughout district	5/31/2025			
Open	SDMS	Obtain proposals to prune trees throughout district	5/31/2025			
Open	SDMS	Ensure warranty work is completed at Chatfield Farms playground	5/31/2025			
Open	SDMS	Schedule landscape walkthroughs in June	5/31/2025			Schedule three landscape walkthroughs in June. Use a doodle poll for the board members. 4:30 PM seems to work for people on Fridays. For the first walthrough, rent two 6-person golf carts. We will determine if that's needed for the following two.
Open	Ireland Stapleton	Draft agreement with Chavez to do crack fixes in Community Park parking lot	5/20/2025			
Open	Gemsbok	Set up Cliff in bill.com as the second approver	5/20/2025			
Open	Ireland Stapleton	Draft easement agreements for the HOAs	5/20/2025			
Open	Ireland Stapleton	Draft a short addendum to our current permits for a music event	5/31/2025			
Open	SDMS	Draft Bear Human Conflict Conflict Grant application	5/20/2025			
Open	SDMS	Obtain proposals to plant new trees around community park parking lot and proposals for drip irrigation to those trees	5/31/2025			
Recently Complete	SDMS- Peggy	Confirm dates of CDI agreement and get signed	4/16/2025		4/15/2025	E-mailed Dino question regarding dates on 3/20.
Recently Complete	SDMS- Charlie	Obtain proposals for installing solar aerators in Heron, Tadpole, and Preble's ponds.	1/31/2025		4/15/2025	Gave Charlie info on 1/13. RFPs sent out on 1/29; in person consultations being scheduled the week of 2/3.
Recently Complete	SDMS- Diana	Website ADA compliance	7/1/2025	Medium	4/16/2025	Some fixes will be easy in terms of navigation and headers. Remediating older pdf documents and agreements will be more time consuming and expensive. Conversation with legal about what needs to be on site, and WCAG requirements. Grant proposal submitted on 4/30. Diana is tracking, and putting up quarterly reports as needed (10/9). Per report, the website is 99% compliant (10/21).
Recently Complete	SDMS- Peggy	Execute 14B snow removal agreement	3/31/2025		4/1/2025	E-mailed Travis on 2/20 to get contact info.
Recently Complete	SDMS- Peggy	Get reimbursed from PST for Chatfield Planter	12/18/2024		5/8/2025	The had some hard costs associated with the project; waiting for numbers (12/6).
Recently Complete	SDMS- Peggy	Set up meeting with AtoZ , Chavez, and Ephram.	3/31/2025		5/1/2025	Followed up on 1/5. Followed up on 2/8. Received invoice; e-mail on 3/2 with request for reimbursement. Followed up on 3/12. Followed up on 3/26.
Recently Complete	CDI	Review of all dog stations; proposal to fix	4/7/2025		4/1/2025	
Recently Complete	CDI	Map of dog stations	4/9/2025		4/1/2025	
Recently Complete	CDI	Numbers for HOA maintenance	3/31/2025		3/21/2025	
Recently Complete	Farnsworth	Complete survey within 3 weeks of executed agreement.	5/31/2025		4/6/2025	Survey scheduled for 3/24.
Recently Complete	Ireland Stapleton	Draft agreement for survey	4/1/2025		3/23/2025	Rickety bridge and southern crossing survey
Recently Complete	Ireland Stapleton	Amendment for CDI agreement to include HOA maintenance.	3/31/2025		4/6/2025	Send info over on 3/21.
Recently Complete	SDMS	Create RFP for planting wildflowers in new meadow along Rampart	3/31/2025		3/28/2025	Peggy sent out request for proposals. Waiting for responses. Received proposal from CDI.
Recently Complete	SDMS	Post approved minutes and financials and budget from 3/19 meeting	4/1/2025			Minutes posted on 3/24. Budget amendment uploaded for signature on 3/24.
Recently Complete	SDMS- Peggy	Let CDI know re: 14B added to snow			3/1/2025	Amendment and financial forwarded for uploading on 3/24.
Recently Complete	Ireland Stapleton	Update Chavez agreement	2/20/2025		2/20/2025	
Recently Complete	SDMS- Peggy	Get updated CHavez agreement executed	2/21/2025		2/23/2025	Uploaded for signature on 2/20.

Status	Assigned to	Task	Due Date	Priority	Completed Date	Notes
Recently Complete	SDMS- Peggy	Get info out for special meeting	2/20/2025		2/20/2025	
Recently Complete	Dir. Glass	Obtain proposal from JPL to clean out trickle channel parallel to Rampart Range Rd	3/1/2025		2/13/2025	SDMS has already requested. Waiting to hear back. Followed up on 4/29. Followed up on 12/18. They responded on 2/11 with a list of questions; answers provided the same day. PR received e-mail on 3/3 confirming the request was valid. Have reached out to Rox Water and Library about hosting box. Also will be connecting with Ireland Stapleton Atty about this week of 1/30. Travis called on 9/18; the ballot box they have goes through Douglas county. He is checking with them. Seemed to be a possibility, but we won't know until January 2025. Yes- they will reach out.
Recently Complete	SDMS- Diana	Obtain corvillagemetro.gov domain	5/31/2024			
Recently Complete	SDMS- Michelle	Find out if we can use ballot box at library	1/30/2025	Low	3/1/2025	
Recently Complete	SDMS- Peggy	RFP- update park with due dates, etc.	1/3/2025		2/8/2025	Add details- look up different features and send to the Board, go over Mark's. Added to Tasks for tracking. Draft sent to OP; updates incorporated. Included in 1/13 Board packet. Followed up on 2/4. Followed up on 2/8.
Recently Complete	SDMS- Peggy	Contact CDI and work on outstanding invoices	1/15/2025		3/11/2025	E-mailed Chelsea on 1/15. Sent Chelsea update on 1/26. Followed up on 2/4.
Recently Complete	JPL	Provide estimate for removal of river rock from xeriscape area and spread in other landscaped area	2/28/2025		2/13/2025	JPL jumped the gun and added the river rock prematurely. A small crushed rock will be used in the xeriscape. Ephram spoke with Cory from JPL on 1/30.
Recently Complete	JPL	Provide estimate for adding four more boulders in the xeriscape area	2/28/2025		2/13/2025	Ephram spoke with Cory from JPL on 1/30.
Recently Complete	SDMS- Michelle	Douglas county- why they aren't responsible for fences on their property	3/1/2025		2/15/2025	It is something for the Sheriff to address; Michell is confirming addresses (12/18) Sheriff has talked to all homes, and all will address. Deadline extended for follow-up. All but 7955 Jared Way done; Ephram will check once fire mitigation is done.
Recently Complete	Dir. Glass	Talk to Douglas County re: guardrail between Waterton & soccer field.	11/30/2024		2/15/2025	Asked Douglas County, waiting for response (12/13/24). (3/11/25) Douglas County was in favor of a berm rather than a guard rail.
Recently Complete	SDMS- Peggy	Receive and compile Landscape RFP proposals	3/19/2025		3/4/2025	JPL, Keesen, Cox, Arrowhead. Added to Tasks for tracking. Drafted and sent to Board for review; waiting for updates from Board Only meeting. RFPs out to six contractors with a due date of 3/4.
Recently Complete	SDMS- Peggy	Finalize budget amendment resolution and file as needed.	3/31/2025		3/24/2025	E-mailed Alisha to confirm numbers on 3/20.
Recently Complete	SDMS- Peggy	Follow up re: Mission Communications invoices	3/31/2025		3/21/2025	Messaged Mark on 3/20.
Recently Complete	SDMS- Peggy	Let landscapers know Board decision	3/21/2025		3/20/2025	
Recently Complete	Farnsworth	Sign rickety bridge/southern crossing survey agreement	4/16/2025		4/7/2025	
Recently Complete	SDMS- Peggy	Minutes- clarify language re: disclosure on 2/26, add proposal info on 3/19	4/18/2025		4/22/2025	
Recently Complete	SDMS- Peggy	Send Board original financials	4/17/2025		4/17/2025	E-mailed Damon on 4/17; this was done.
Recently Complete	CDI	Shut off irrigation on weekend	4/18/2025		4/17/2025	
Recently Complete	SDMS- Peggy	Bear grant on May agenda	5/10/2025		5/9/2025	
Recently Complete	SDMS- Michelle	Call re: egg hunt	4/17/2025		4/17/2025	Michelle called on 4/17. OP approved to do just the parking lot.
Recently Complete	SDMS- Peggy	Confirm wildflower plugs with CDI	4/17/2025		4/17/2025	E-mailed Damon on 4/17
Recently Complete	Ireland Stapleton	Draft agreements for approved items	4/25/2025		5/1/2025	E-mailed list and proposals on 4/17

2024	
Month	Billed
January	\$ 1,717.39
February	\$ 1,306.04
March	\$ 1,203.99
April	\$ 4,073.60
May	\$ 1,676.99
June	\$ 1,741.22
July	\$ 3,685.27
August	\$ 2,198.86
September	\$ 730.27
October	\$ 2,824.00
November	\$ 1,128.29
December	\$ 1,607.26
Total	\$ 23,893.18
Budgeted	\$ 25,818.00
YTD	\$ 23,893.18
Remaining	\$ 1,924.82
Percent	92.5%

2025	
Month	Billed
January	\$ 1,436.81
February	\$ 1,228.85
March	\$ 1,254.92
April	\$ 3,623.33
May	
June	
July	
August	
September	
October	
November	
December	
Total	\$ 7,543.91
Budgeted	\$ 24,564.00
YTD	\$ 7,543.91
Remaining	\$ 17,020.09
Percent	30.7%