

When recorded return to:
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Denver, CO 80203
Attn: Paula Williams, Esq.

NOTICE TO TITLE COMPANIES: THE FOLLOWING RESOLUTION IMPOSES FEES WHICH, UNTIL PAID, CONSTITUTE A STATUTORY AND PERPETUAL LIEN ON AND AGAINST THE PROPERTY SERVED. CONTACT THE MANAGER OF THE DISTRICT, SPECIAL DISTRICT MANAGEMENT SERVICES, INC., AT (303) 987-0835 TO VERIFY PAYMENT.

RESOLUTION NO. 2024-12-02

**RESOLUTION OF THE BOARD OF DIRECTORS OF
SERENITY RIDGE METROPOLITAN DISTRICT NO. 2
REGARDING THE IMPOSITION OF DISTRICT FEES**

A Serenity Ridge Metropolitan District No. 2 (the "**District**") is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Aurora (the "**City**"), Arapahoe County, Colorado.

B. The District's boundaries are described in the legal description attached hereto as **Exhibit A**, which legal description may be amended from time to time, pursuant to the inclusion and/or exclusion of property into or from the District (the "**Property**").

C. The District, pursuant to its Service Plan approved by the City, is authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, and provide for the operation and maintenance of certain water system improvements, street improvements, park and recreation improvements, and related sanitary sewer collection systems (the "**District Improvements**").

D. Pursuant to the Consolidated Service Plan approved by the City (the "**Service Plan**"), the District is the "**Taxing District**" and Serenity Ridge Metropolitan District No. 1 is the "**Operating District**" ("**District No. 1**" and together with the District, the "**Districts**"). The Service Plan authorizes the Operating District to construct, operate, and maintain certain water system improvements, street improvements, park and recreation improvements, and related sanitary sewer collection systems (the "**District Improvements**"). The Taxing District will provide the funding necessary for activities to be undertaken by the Operating District with regard to the District Improvements.

E. District No. 1 was dissolved by Order and Decree issued on June 14, 2024 and, as a result, the District will take over District No. 1's duties as Operating District under the Service Plan.

F. District No. 1 and the Serenity Ridge Owners Association (the "**OA**") entered into that certain Agreement dated February 2, 2010 (the "**Maintenance Agreement**") pursuant to which the OA agreed to maintain certain District Improvements, including, but not limited to, streetscaping, monumentation, signage, lighting, irrigation, sidewalk and fencing.

G. On Prior to September 1, 2022 the OA notified District No. 1 of its intent to terminate the Maintenance Agreement.

H. As a result of the termination of the Maintenance Agreement, the District, as the successor to District No. 1, now has the obligation to maintain the District Improvements.

I. The Property will benefit from the District Improvements and the District's operation and maintenance of the same.

J. The District is authorized pursuant to Section 32-1-1001(l)(j)(I), **C.R.S.**, and its Service Plan to assess fees, rates, tolls, penalties, or charges, as amended from time to time, for capital costs and operation and maintenance costs.

K. The District has determined that, to meet the costs associated with the District Improvements and the cost of operating and maintaining the District Improvements, it is necessary to impose District Fees (defined below) on the Property, as set forth in the attached **Exhibit B** - Schedule of District Fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2, ARAPAHOE COUNTY, COLORADO, AS FOLLOWS:

1. The Board of Directors hereby finds, determines, and declares that it is in the best interests of the District, its inhabitants, and taxpayers, to exercise its power by imposing District fees as set forth in the attached **Exhibit B** - Schedule of District Fees, commencing on July 1, 2025 (the "**District Fees**").

2. Failure to make payment of any District Fees due hereunder shall constitute a default in the payment of such District Fees. Upon default, an owner of a portion of the Property (an "**Owner**") shall be responsible for a late payment (the "**Late Payment Fee**") as set forth in the attached **Exhibit B** - Schedule of District Fees.

3. District Fees shall not be imposed on real property actually conveyed or dedicated to non-profit owners' associations, governmental entities, or utility providers.

4. NOTICE IS HEREBY GIVEN THAT FAILURE TO MAKE PAYMENT OF ALL PAST DUE AMOUNTS, INCLUDING INTEREST, MAY SUBJECT AN OWNER'S PROPERTY TO A LIEN PURSUANT TO Section 38-22-109(3), C.R.S., as more particularly described below and in the attached **Exhibit B** - Schedule of District Fees.

5. District Fees shall constitute a statutory and perpetual charge and lien upon the Property pursuant to Section 32-1-1001(l)(j), **C.R.S.**, from the date the same becomes due and payable until paid. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the Property and shall run with the land and such lien may be foreclosed by the Districts in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado.

6. The District shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting Owner shall pay all costs, including attorney fees, incurred by the District in connection with the foregoing. In foreclosing such lien, the District will enforce the lien only to the extent necessary to collect the delinquent balance and costs of collection (including, but not limited to, reasonable attorney fees).

7. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

8. The District reserves the right to amend this resolution in the future to increase or decrease the amount of the District Fees.

9. Any inquiries pertaining to the District Fees may be directed to the District's manager at: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, **CO** 80228, phone number: (303) 987-0835.

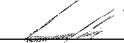
10. This Resolution shall take effect immediately upon its adoption and approval.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE FOR RESOLUTION NO. 2024-12- 02
RE IMPOSITION OF DISTRICT FEES]**

APPROVED AND ADOPTED THIS 5th DAY OF DECEMBER 2024.

**SERENITY RIDGE METROPOLITAN
DISTRICT NO. 2**, a quasi-municipal
corporation and political subdivision of the
State of Colorado

By: _____
President

Attest:

By: _____
Secretary or Assistant Secretary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO DISTRICT FEES

SERENITY RIDGE METROPOLITAN DISTRICT NO. 2

ARAPAHOE COUNTY- LGID 65216

LEGAL DESCRIPTION**DISTRICT PARCEL - (AMENDED ORGANIZING ORDER MARCH 8, 2007, RECEPTION NO. B7029998)**

A PARCEL OF LAND LOCATED IN SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS N00°56'39"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 80.56 FEET; THENCE S00°40'24"W A DISTANCE OF 108.74 TO A POINT OF CURVATURE ON THE POWHATON ROAD RIGHT OF WAY AS DESCRIBED IN THE INSTRUMENT FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B5086129; THENCE ALONG THE WEST RIGHT OF WAY BOUNDARY OF POWHATON ROAD, AS DESCRIBED AT SAID RECEPTION NO. B5086129, THE FOLLOWING NINE (9) COURSES;

- 1) THENCE S00°26'18"W A DISTANCE OF 125.60 FEET;
- 2) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5811.00, AN ARC LENGTH OF 181.97 FEET, A CENTRAL ANGLE OF 01°47'39", AND A CHORD BEARING S00°27'31"E A DISTANCE OF 181.96 FEET TO A POINT OF COMPOUND CURVATURE;
- 3) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4062.00 FEET, AN ARC LENGTH OF 326.22 FEET, A CENTRAL ANGLE OF 04°36'05", AND A CHORD BEARING S03°39'23"E A DISTANCE OF 326.13 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3938.00 FEET. AN ARC LENGTH OF 209.92 FEET, A CENTRAL ANGLE OF 03°03'15", AND A CHORD BEARING S04°25'48"E A DISTANCE OF 209.89 FEET;
- 5) THENCE S02°54'11"E A DISTANCE OF 40.31 FEET;
- 6) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET. AN ARC LENGTH OF 40.54 FEET, A CENTRAL ANGLE OF 92°54'01", AND A CHORD BEARING S43°32'50"W A DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY;
- 7) THENCE S13°53'29"E A DISTANCE OF 76.23 FEET TO A POINT OF NON-TANGENCY;
- 8) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.00 FEET, A CENTRAL ANGLE OF 87°05'59", AND A CHORD BEARING S46°27'10"E A DISTANCE OF 34.45 FEET;
- 9) THENCE S02°55'11"E A DISTANCE OF 265.12 FEET;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY BOUNDARY OF POWHATON ROAD. AS DESCRIBED IN THE INSTRUMENT FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B4159351, THE FOLLOWING SEVEN (7) COURSES;

- 1) THENCE S02°54'11"E A DISTANCE OF 821.42 FEET;

- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5673.00 FEET, AN ARC LENGTH OF 84.85 FEET, A CENTRAL ANGLE OF 00°51'25", AND A CHORD BEARING S02°28'29"E A DISTANCE OF 84.85 FEET TO A POINT OF NON-TANGENCY;
- 3) THENCE S02°42'19"W A DISTANCE OF 159.86 FEET;
- 4) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5662.00 FEET, AN ARCLength OF 35.88 FEET, A CENTRAL ANGLE OF 00°21'47", AND A CHORD BEARING S00°15'11"E A DISTANCE OF 35.88 FEET TO A POINT OF COMPOUND CURVATURE;
- 5) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET. AN ARC LENGTH OF 37.18 FEET, A CENTRAL ANGLE OF 85°12'37", AND A CHORD BEARING S42°32'01"W A DISTANCE OF 33.85 FEET TO A POINT OF REVERSE CURVATURE;
- 6) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 287.50 FEET. AN ARC LENGTH OF 18.02 FEET, A CENTRAL ANGLE OF 03°35'29", AND A CHORD BEARING S83°20'35"W A DISTANCE OF 18.02 FEET TO A POINT OF REVERSE CURVATURE;
- 7) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 5.74 FEET, A CENTRAL ANGLE OF 13°09'40", AND A CHORD BEARING S88°07'40"W A DISTANCE OF 5.73 FEET;

THENCE ALONG THE NORTHEAST RIGHT OF WAY BOUNDARY OF EAST SMOKY HILL ROAD, AS DESCRIBED IN THE INSTRUMENT FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B4183318, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 27.40 FEET, A CENTRAL ANGLE OF 62°47'31", AND A CHORD BEARING N53°53'47"W A DISTANCE OF 26.06 FEET; THENCE ALONG THE NORTHEAST RIGHT OF WAY BOUNDARY OF EAST SMOKY HILL ROAD, AS DESCRIBED IN THE INSTRUMENT FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B0142075, THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE N22°30'02"W A DISTANCE OF 362.46 FEET;
- 2) THENCE N22°56'02"W A DISTANCE OF 753.33 FEET TO A POINT OF NON-TANGENCY;
- 3) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2623.78 FEET, AN ARC LENGTH OF 370.98 FEET, A CENTRAL ANGLE OF 08°06'04", AND A CHORD BEARING N27°27'11"W A DISTANCE OF 370.67 FEET TO A POINT OF NON-TANGENCY;
- 4) THENCE N33°05'10"W A DISTANCE OF 1342.91 FEET;
- 5) THENCE N33°12'32"W A DISTANCE OF 264.01 FEET;

THENCE N24°35'51"W A DISTANCE OF 280.99 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY BOUNDARY OF EAST SMOKY HILL ROAD, AS DESCRIBED IN THE INSTRUMENT FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B4168095; THENCE ALONG THE NORTHEAST RIGHT OF WAY BOUNDARY OF EAST SMOKY HILL ROAD, AS DESCRIBED AT SAID RECEPTION NO. B4163095, THE FOLLOWING SIX (6) COURSES:

- 1) THENCE N33°12'52"W A DISTANCE OF 292.86 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET. A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N11°47'08"E A DISTANCE OF 49.50 FEET TO A POINT OF NON-TANGENCY;
- 3) THENCE N33°12'52"W A DISTANCE OF 103.00 FEET TO A POINT OF NON-TANGENCY;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET. AN ARC LENGTH OF 54.98 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N78°12'22"W A DISTANCE OF 49.50 FEET TO A POINT OF NON-TANGENCY;
- 5) THENCE N33°12'52"W A DISTANCE OF 767.43 FEET TO A POINT OF NON-TANGENCY;
- 6) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3353.00 FEET, AN ARC LENGTH OF 248.23 FEET, A CENTRAL ANGLE OF 04°14'30", AND A CHORD BEARING N31°04'29"W A DISTANCE OF 248.16 FEET TO A POINT OF NON-TANGENCY; SAID POINT ALSO BEING ON THE

NORTHEAST RIGHT OF WAY BOUNDARY OF EAST SMOKY HILL ROAD, AS DESCRIBED IN THE INSTRUMENT FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B4168096 TO A POINT OF NON-TANGENCY;

THENCE ALONG THE NORTHEAST RIGHT OF WAY BOUNDARY OF EAST SMOKY HILL ROAD, AS DESCRIBED AT SAID RECEPTION NO. B4168096, THE FOLLOWING NINE (9) COURSES;

- 1) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3353.00 FEET. AN ARC LENGTH OF 191.49 FEET, A CENTRAL ANGLE 03°16'20", AND A CHORD BEARING N27°18'59"W A DISTANCE OF 191.47 FEET TO A POINT OF NON-TANGENCY;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3643.96 FEET, AN ARC LENGTH OF 29.89 FEET, A CENTRAL ANGLE OF 00°28'12". AND A CHORD BEARING N20°37'56"W A DISTANCE OF 29.89 FEET;
- 3) THENCE N20° 23'50"W A DISTANCE OF 114.43 FEET;
- 4) THENCE N25°09'40"W A DISTANCE OF 47.92 FEET;
- 5) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET. AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N19°50'20"E A DISTANCE OF 35.36 FEET TO A POINT OF NON-TANGENCY;
- 6) THENCE N25°09'40"W A DISTANCE OF 74.00 FEET TO A POINT OF NON-TANGENCY;
- 7) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N70°09'40"W A DISTANCE OF 35.36 FEET TO A POINT OF NON-TANGENCY;
- 8) THENCE N25°09'40"W A DISTANCE OF 526.00 FEET;
- 9) THENCE ALONG A CURVE TO RIGHT WITH A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.52 FEET, A CENTRAL ANGLE OF 90°52'56", AND A CHORD BEARING N20°16'48"E A DISTANCE OF 49.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF EAST ARAPAHOE ROAD AS SET FORTH ON THE PLAT OF CHERRY CREEK HIGH SCHOOL NO 6 SUBDIVISION FILING NO. I FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. B4060386;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF EAST ARAPAHOE ROAD AS SET FORTH ON THE PLAT OF SAID CHERRY CREEK HIGH SCHOOL NO 6 SUBDIVISION FILING NO. 1 THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) THENCE N65°43'16"E A DISTANCE OF 82.17 FEET;
- 2) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 308.65 FEET, A CENTRAL ANGLE OF 17°10'10", AND A CHORD BEARING N57°08'11"E A DISTANCE OF 307.50 FEET;
- 3) THENCE N48°33'06"E A DISTANCE OF 83.88 FEET;
- 4) THENCE N54°51'21"E A DISTANCE OF 75.18 FEET;
- 5) THENCE N36°28'33"E A DISTANCE OF 96.82 FEET;
- 6) THENCE N48°33'06"E A DISTANCE OF 178.02 FEET;
- 7) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 892.00 FEET, AN ARC LENGTH OF 622.01 FEET, A CENTRAL ANGLE OF 39°57'12", AND A CHORD BEARING N68°31'42"E A DISTANCE OF 609.48 FEET;
- 8) THENCE N88°30'18"E A DISTANCE OF 835.49 FEET;
- 9) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 290.29 FEET, AN ARC LENGTH OF 56.24 FEET, A CENTRAL ANGLE OF 11°06'03", AND A CHORD BEARING S85°56'42"E A DISTANCE OF 56.15 FEET TO A POINT OF NON-TANGENCY;
- 10) THENCE S82°00'32"E A DISTANCE OF 109.80 FEET;
- 11) THENCE N86°02'20"E A DISTANCE OF 84.31 FEET;

- 12) THENCE S85°21'16"E A DISTANCE OF 65.23 FEET TO A POINT OF NON-TANGENCY;
- 13) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 937.00 FEET, AN ARC LENGTH OF 157.95 FEET, A CENTRAL ANGLE OF 09°39'29", AND A CHORD BEARING S72°54'34"E A DISTANCE OF 157.76 FEET;
- 14) THENCE S68°04'50"E A DISTANCE OF 77.00 FEET;
- 15) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 284.00 FEET, AND ARC LENGTH OF 56.61 FEET, A CENTRAL ANGLE OF 11 °25'16", AND A CHORD BEARING S62°22'12"E A DISTANCE OF 56.52 FEET TO A POINT OF REVERSE CURVATURE;
- 16) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 64.19 FEET, A CENTRAL ANGLE OF 11 °25'16", AND A CHORD BEARING S62°22'12"E A DISTANCE OF 64.08 FEET;
- 17) THENCE S58°04'50"E A DISTANCE OF 10.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF POWHATON ROAD AS DESCRIBED AT RECEPTION NO. B4168095 FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF POWHATON ROAD AS DESCRIBED AT SAID RECEPTION NO. B4168095 THE FOLLOWING NINE (9) COURSES:

- 1) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 35 00 FEET AN ARC LENGTH 54.61 FEET, A CENTRAL ANGLE OF 89°23'33", A CHORD BEARING S23°23'03"E A DISTANCE OF 49 23 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1012.00 FEET, AN ARC LENGTH OF 711.72 FEET, A CENTRAL ANGLE OF 40°17'43", AND A CHORD BEARING S01°09'52"W A DISTANCE OF 697.15 FEET;
- 3) THENCE S18° 59'00"E A DISTANCE OF 831.28 FEET;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1193.00 FEET, AN ARC LENGTH OF 752.71 FEET, A CENTRAL ANGLE OF 36°09'00", AND A CHORD BEARING S00°54'30"E A DISTANCE OF 740.28 FEET;
- 5) THENCE S17°10'00"W A DISTANCE OF 473.10 FEET;
- 6) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1012.00 FEET, AN ARC LENGTH OF 222.30 FEET, A CENTRAL ANGLE OF 12°35'09", AND A CHORD BEARING S10°52'26"W A DISTANCE OF 221. 85 FEET TO A POINT OF NON-TANGENCY;
- 7) THENCE S10°42'10"W A DISTANCE OF 144.42 FEET;
- 8) THENCE S05°56'21"W A DISTANCE OF 18.07 FEET;
- 9) THENCE S00°57'11"W A DISTANCE OF 76.34 FEET;

THENCE S00°40'48"W A DISTANCE OF 215.09 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 9,036,394 SQUARE FEET OR 207.45 ACRES.

EXHIBIT B**SCHEDULE OF DISTRICT FEES**

District Fee Tyue	District Fee Amount	District Fee Billini;; Schedule
Operations and Maintenance Fee	\$47.23 per month	\$141.69 per quarter
Statement Fee	\$50.00 per residential unit	Upon inquiry from a Title Company to provide Fee information. At the closing on the initial sale of a residential unit by a builder to an end user; and On each sale, transfer or resale of a residential unit thereafter, including rentals.
Administrative Fee	\$50.00 per residential unit	At the closing on the initial sale of a residential unit by a builder to an end user; and On each sale, transfer or resale of a residential unit thereafter, including rentals.
Late Payment Fee	\$15.00 per billing cycle	Upon failure to pay the Operations and Maintenance Fee and/or the Administrative Fee
Lien Process	Delinquent balance of unpaid Operations and Maintenance Fee and/or Administrative Fee; Late Payment Fee; and Costs of collection (including, but not limited to, reasonable attorneys' fees).	Upon failure to pay the delinquent balance, and pursuant to Section 38-22-109(3), C.R.S., the District may serve a Notice of Intent to File a Lien Statement (a "Lien Notice") upon the Owner by certified mail, return receipt requested. The Lien Notice shall give notice to the Owner that the District intends to perfect its lien against the property by recording a Lien Statement in the office of the Arapahoe County Clerk and Recorder if the delinquent balance is not paid in full within thirty (30) days after the Lien Notice is served.