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April 29, 2021

Merlin Klotz, Douglas County Clerk and Recorder  
Nancy Sotomayor, Deputy of Recording

Via Email: [klotz@douglas.co.us](mailto:klotz@douglas.co.us); [recording@douglas.co.us](mailto:recording@douglas.co.us)

Re: Sterling Ranch Colorado Metropolitan District No. 7, Order for Inclusion of  
Property, Reception No. 2021054467

Clerk and Recorder:

The attached certified Order Re Inclusion of Property (“Order”) was recorded in the  
Douglas County Public Records at Reception No. 2021054467.

Pursuant to §§ 32-1-402(1)(e) and 105, C.R.S., please notify the Douglas County  
Assessor that such action has taken place, and file a copy of the Order with the Division of Local  
Government.

Thank you for your time, and please contact me at [rnewton@svwpc.com](mailto:rnewton@svwpc.com) if you have any  
questions.

Sincerely,

SETER & VANDER WALL, P.C.



Russell Newton

DISTRICT COURT, DOUGLAS COUNTY STATE OF COLORADO 4000 Justice Way Ste. 2009 Castle Rock, CO 80109 Telephone: (720) 437-6200	DATE FILED: April 22, 2021 5:35 PM
<b>IN RE:</b>  <b>THE MATTER OF STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 7, COUNTY OF DOUGLAS, STATE OF COLORADO</b>	<b>▲ COURT USE ONLY ▲</b>
	Case No.: 2013CV30443  Div.: 5                  Ctrm.:
<b>ORDER RE: MOTION FOR ORDER FOR INCLUSION OF PROPERTY</b>	

THIS MATTER, having come before this Court on a Motion for Inclusion of Property (“Motion”) filed by the Board of Directors of the Sterling Ranch Colorado Metropolitan District No. 7, Douglas County, State of Colorado (the “District”) pursuant to § 32-1-401(1)(c)(I), C.R.S., and being otherwise duly informed:

HEREBY GRANTS the MOTION and FINDS and ORDERS as follows:

1. This Court has jurisdiction over this matter pursuant to §§ 32-1-401, *et seq.* and 32-1-105, C.R.S.
2. One-hundred percent of the fee owners of property known as:  
  
*Lot 324, Sterling Ranch Filing No. 3A, County of Douglas, State of Colorado, recorded in the Douglas County Public Records at Reception No. 2019083357* (the “Property”) submitted to the District a Petition for Inclusion of Property pursuant to § 32-1-401(1)(a), C.R.S. (the “Petition”).
3. Notice of the Petition’s submission, and the place, time and date of the public meeting of the Board of Directors of the District when the Petition would be heard was published

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pursuant to § 32-1-401(1)(b), C.R.S. A copy of the publisher's Affidavit of Publication for said notice is attached as **Exhibit A**.

4. Notice pursuant to § 32-1-401(3), C.R.S. was not provided, because the Petitioner is the one-hundred percent owner of the Property.

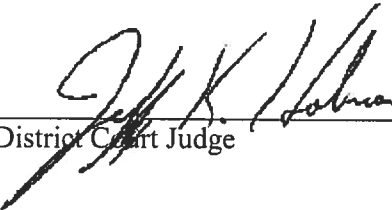
5. On April 21, 2021, the Board of Directors of the District held an uncontested public hearing on the Petition, and thereafter granted the Petition and ordered the Property included into the District pursuant to § 32-1-401(1)(c)(I), C.R.S. A certified copy of the District resolution granting the Petition and ordering the Property included into the District's boundaries is attached hereto as **Exhibit B**.

6. It is in the best interest of the District that this Court order the Property to be included into the District's boundaries pursuant to § 32-1-401(1)(c)(I), C.R.S.

7. The Property is hereby included into the District boundaries pursuant to § 32-1-401(1)(c)(I), C.R.S., and a certified copy of this Order shall be issued herewith

8. Pursuant to §§ 32-1-402(1)(e) and 105, C.R.S., notice of this Order Re: Motion for Inclusion of Property shall be given by filing a copy with the Clerk and Recorder of Douglas County, State of Colorado, identifying the Property included into the District. The Clerk and Recorder shall then notify the Douglas County Assessor of such action and file a certified copy of the notice with the Division of Local Government in the Department of Local Affairs.

DONE this 22nd day of April 2021.

  
\_\_\_\_\_  
District Court Judge

COMBINED COURT  
STATE OF COLORADO } ss.  
Douglas County  
CERTIFIED to be a full, true and correct copy of the original in my custody.

APR 27 2021



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CHERYLA LAYNE  
Clerk of the Combined Court  
By A. K. Layne Deputy

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Public Notice

**NOTICE OF HEARING ON INCLUSION  
OF PROPERTY**

DATE FILED

NOTICE IS HEREBY GIVEN that there has been filed with the Board of Directors of the Sterling Ranch Colorado Metropolitan District No. 7, County of Douglas, State of Colorado, a petition requesting the inclusion of certain real property into the boundaries of Sterling Ranch Metropolitan District No. 7.

The name and address of the petitioner and description of the property contained in the petition is as follows:

**PETITIONER: STERLING RANCH, LLC**  
8155 Pinyon River Avenue, Suite 200  
Littleton, CO 80125

**LEGAL DESCRIPTION:**  
Lot 324 Sterling Ranch Subdivision Filing 3A  
County of Douglas, State of Colorado

Accordingly, notice is hereby given to all interested persons that they may appear at the public hearing to be held at 12:00 p.m. on Wednesday, April 21, 2021 via video/teleconference to show cause in writing why the petition should not be granted.

Video/teleconference information  
<https://global.gotomeeting.com/join/185981013>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212  
-One-touch: tel:+18722403212.185981013#  
Access Code: 185-981-013

**BY ORDER OF THE BOARD OF DIRECTORS  
STERLING RANCH COLORADO  
METROPOLITAN DISTRICT NO. 7**

By: Seter & Vander Wall, P.C.  
Attorneys for the District

Legal Notice No. 938994  
First Publication: April 15, 2021  
Last Publication: April 15, 2021  
Publisher: Douglas County News-Press

Sterling Ranch CO Metro Dist (Seter) \*\*  
c/o Seter & Vander Wall, P.C.  
7400 E. Orchard Road, Suite 3300  
Greenwood Village CO 80111

Description: No. 938994 INCLUSION

**AFFIDAVIT OF  
PUBLICATION**

State of Colorado        }  
County of Douglas       } ss

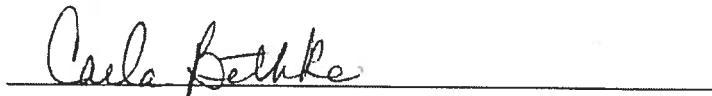
This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 4/15/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



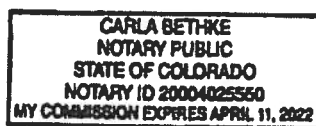
For the Douglas County News-Press

State of Colorado        }  
County of Douglas       } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 4/15/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.



Carla Bethke  
Notary Public  
My commission ends April 11, 2022



**RESOLUTION NO. 21-04-08**

**RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS**

DATE FILED: April 21, 2021 4:20 PM

**FOR**

**THE STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 7  
REGARDING A PETITION FOR INCLUSION OF PROPERTY**

- A. The Sterling Ranch Colorado Metropolitan District No. 7 (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado, located in Douglas County, Colorado; and
- B. The District is governed by its board of directors (“Board”) and operates pursuant to a service plan approved by the Douglas County Board of County Commissioners (“Service Plan”) and §§ 32-1-101, *et seq.*, C.R.S. (the “Act”); and
- C. The District was organized pursuant to the Act in conjunction with Sterling Ranch Colorado Metropolitan District Nos. 1 through 7 (the “Districts”) to provide public improvements, facilities, services and programs to a master planned community known as “Sterling Ranch;” and
- D. Pursuant to their respective service plans, the Districts formed the Sterling Ranch Community Authority Board (“CAB”), a public corporation and political subdivision of the State of Colorado created pursuant to §§ 29-1-203 and 203.5, C.R.S.; and
- E. The CAB operates pursuant to the Second Amended and Restated Sterling Ranch Community Authority Board Establishment Agreement, dated March 18, 2020, and with an original effective date of January 6, 2014, as may be amended from time to time by the Districts (the “CABEA”); and
- F. Pursuant to the CABEA, the Districts pay to CAB revenues generated by fees and taxes in order for CAB to provide public improvements, facilities, services, and programs on behalf of and to property within the Districts; and
- G. The Service Plan provides that the Districts are authorized to include and exclude property in their respective boundaries, provided the property is within the “Inclusion Area,” as defined in the Service Plan; and
- H. The CABEA includes the Districts’ acknowledgment that boundaries of the Districts may change in the future and provides that each of the Districts shall support an exclusion/inclusion of the subject property from and into the respective Districts; and
- I. The District is comprised of commercial property within the Inclusion Area; and
- J. Lot 324, Sterling Ranch Filing No. 3A, County of Douglas, State of Colorado, recorded in the Douglas County Public Records at Reception No. 2019083357, is a 12.3 acre

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parcel of property that is commercial and being developed as multifamily apartments (the “Property”); and

K. The owner of the Property has submitted a Petition for Inclusion of Property requesting inclusion of the Property into the District’s boundaries pursuant to § 32-1-401(1)(a), C.R.S. (the “Petition”); and

L. In conjunction with the Petition’s submittal, the owner of the Property submitted to Sterling Ranch Colorado Metropolitan District No. 3 (“District No. 3”) a Petition for Exclusion of Property requesting exclusion of the Property from District No. 3’s boundaries pursuant to § 32-1-501(1), C.R.S. (the “Exclusion Petition”); and

M. The Petition requests inclusion of the Property into the District’s boundaries provided the District adopts a resolution forming one or more subdistricts pursuant to § 32-1-1101(1)(f)(I), C.R.S. to divide commercial property within its boundaries into one or more areas consistent with the services, programs, and facilities furnished by CAB to such property.

N. The CAB furnishes certain public services, programs, and facilities on behalf of the Districts, which are directed to and intended to benefit the residential property within the Districts; and

O. The District is comprised entirely of commercial property, and through the proposed subdistricts, will be able to impose an operations and maintenance mill levy that is commensurate with the level of services, programs, and facilities furnished by CAB to such property; and

P. The District will consider adoption of resolutions forming a subdistrict for the Property and other commercial property in the District pursuant to §§ 32-1-1101(1)(f) and (1.5), C.R.S. to divide commercial property within its boundaries into one or more areas consistent with the services, programs, and facilities furnished by CAB to such property, which shall take effect upon the District and District No. 3’s respective grants of the Petition and Exclusion Petition (“Subdistrict Resolutions”); and

Q. The District published notice of a public hearing on the Petition on April 15, 2021, in the *Douglas County News-Press* pursuant to § 32-1-401(1)(b), C.R.S.; and

R. The District did not provide notice pursuant to § 32-1-401(3), C.R.S., because the petitioner is the one hundred percent fee owner of the Property and there is no personal property situated on the Property; and

S. The District held a public hearing pursuant to § 32-1-401(1)(b), C.R.S. on April 21, 2021, where no interested parties appeared to show cause in writing why the Petition should not be granted.

NOW THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD AS FOLLOWS:

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1. Findings of the Board. The Board finds that the Property is capable of being served by the District and CAB, and that inclusion of the Property into the District's boundaries and formation of subdistricts pursuant to the aforementioned Subdistrict Resolutions are in the best interest of the public health, safety, and welfare of the Districts, CAB, and their residents and property owners.

2. Determination of the Board. The Board hereby orders that the Petition is granted in full pursuant to § 32-1-401(1)(c)(I), C.R.S., with such order conditioned on adoption of the Subdistrict Resolution's and District No. 3's grant of the Exclusion Petition.

3. Follow up Actions. Upon the conditions stated above being satisfied, the Board directs the District's consultants to file a certified copy of this resolution ordering the property included into the District with the Douglas County District Court pursuant to § 32-1-401(c)(I), C.R.S., and upon issuance of a court order ordering the Property included into the District (the "Court Order"), to provide notice of the Court Order pursuant to § 32-1-402(1)(e), C.R.S. by recording the Court Order pursuant to § 32-1-105, C.R.S.

ADOPTED AND SO ORDERED THIS 21<sup>ST</sup> DAY OF APRIL 2021

STERLING RANCH COLORADO  
METROPOLITAN DISTRICT NO. 7

DocuSigned by:  
Eric Barney  
Eric Barney  
By: \_\_\_\_\_  
Its: Assistant Secretary

ATTEST:  
DocuSigned by:  
Mary Lawson  
20272DE101064A2  
Secretary/Asst. Secretary

I, Mary Lawson, hereby certify that I am the duly appointed Secretary of the Sterling Ranch Colorado Metropolitan District No. 7, and that the foregoing is a true and correct copy of the Resolution and Order of the Board of Directors for the Sterling Ranch Colorado Metropolitan District No. 7 Regarding a Petition for Inclusion of Property, duly adopted at a meeting of the Board of Directors of the Sterling Ranch Colorado Metropolitan District No. 7 held on April 21, 2021.

DocuSigned by:  
*Mary Lawson*  
23272DE101964A2...  
Secretary